

Glastonbury Landowners Association Newsletter

----- January 2011 -----

Annual Meeting / Elections Update

At our Annual Meeting and Elections of November 13, 2010, the following Directors were re-elected and will be returning to serve another 2-year term on the GLA Board:

North Glastonbury

Gerald Dubiel
Janet Naclerio
Sheridan Stenberg

South Glastonbury

Alyssa Allen
Laura Boise
Rich Spallone

William Smith, Paul Rantallo, and Sheridan Stenberg from North, and Richard Bolen, Neil Kremer, and Clare Parker from South are completing the remainder of their 2-year terms.

Our elected Ombudsman for South Glastonbury is Jeanne Campbell, and Hettie Wortelboer was elected to serve as North Glastonbury's Ombudsman.

Executive Officers & Committee Chairs

On December 13, 2010, the Board appointed the following Directors to serve as Executive Officers and Committee Chairs:

Executive Officers

President: Richard Bolen
Vice-President: Laura Boise
Secretary: Janet Naclerio
Treasurer: Sheridan Stenberg

Committee Chairs

Road & Weed: William Smith/Rich Spallone
Project Review: Alyssa Allen/Rich Spallone
Community: Richard Bolen/Laura Boise
Emergency Preparedness:
William Smith/Laura Boise
Managerial: Laura Boise/Alyssa Allen
Website: Daniel O'Connell

GLA Board Meeting Schedule for 2011

St. John's Church, Emigrant 6:45 – 8:30 pm

January 10	July 11
February 7	August 8
April 11	September 12
May 9	October 10
June 13	November 7*

Annual Meeting / Elections: Sat, November 12

(see January 26 Preparedness Meeting on pg 3)

*March and December meetings are reserved for Board orientation.

Budget: On Track & Still in the Black!

Having just weathered the second most severe snowstorm in Montana's recorded history for November, we are once again giving more attention to road conditions, winter driving, and safety in this edition of our Newsletter.

We want to let Landowners know that although the 2010 road budget was stretched beyond its limits due to the storm, we were still able to stay within our annual budget for the year and remain in the black! This is remarkable, considering that so many outside contractors had to be brought in, and resources stretched to their limits. This was also the case for all of Park County, as our local government struggled to handle what nature dealt us, putting the County over in their road budget for the year as well.

We thought we were in good shape in November with \$3,000 remaining in the snowplow budget, having used only \$1,000 for the entire year. But with this one storm costing us over \$12,000, it put us at \$13,000 just in snow removal alone. Although this was \$9,000 over our snowplow budget, we had enough remaining in other budget areas to cover this unexpected expense.

Since this has depleted our reserves, the Board is looking at the possibility of having to do a special assessment to cover these unusual costs. As an example, a special assessment of \$10,000, would equate to only \$26 per owner. We will be discussing this further at the *Emergency Preparedness Meeting*.

Help Keep Your Assessments Low

Compared to other homeowner associations, our assessments are still extremely low by current standards, especially considering the huge cost of maintaining a 22-mile road system with its varied terrain. Our assessments equate to little more than one dollar per day for each homeowner. Also, keep in mind the limitations of what we are capable of doing as a volunteer organization.

Though the cost of maintaining the roads and the general cost of doing business continues to rise, the Board has determined that due to the continued state of the economy, annual assessments will not be raised this year.

Each year our road expenses take up over 70% of our annual budget, but with the November 2010 snowstorm and fall grading, road expenses were over 81%. The extensive volunteer hours put in by

Board members have allowed us to operate without a manager, an office, or any full-time employees. This practice has left us with enough money in our 2010 budget to absorb the recent snowstorm expenses.

As the Board continues to work to keep the cost of operations low in the coming year, when making a request for increased services, owners should consider whether they are also willing to increase their assessments to provide for a greater level of service.

Winter Snowstorm Report

Thanksgiving Headline in the Livingston Enterprise reads:
“Winter Snowstorm Hammers Park County”

What began like a “normal” winter storm quickly turned into a full-blown blizzard, dumping up to 32 inches of snow and leaving five to six foot snowdrifts in its wake, with some as high as eight feet in the upper elevations! “Emergency Only” travel advisories were issued throughout the County. Schools were closed (which rarely happens here) and temperatures dropped below freezing with high winds and extreme wind-chill factors for more than a week.

Our snowplow trucks battled heavy snow for several days. Before the storm reached its peak on Thanksgiving Day, it became apparent that our little snowplows were no match for Mother Nature’s fury. Our normal snow removal equipment was unable to move long, deep stretches of drifted snow and larger, heavy-duty equipment had to be



brought in. During the height of this extreme weather we hired as many as nine rigs and operators to work on clearing our roads—some working several days around the clock through freezing nights and high winds. There were also individual owners with their own equipment who pitched in to help.

When the snow finished falling and the wind abated, and after enormous effort in man and machinery-power, we were finally able to clear a single lane through the entrances of North and South Glastonbury. More effort and time was needed before we were able to clear both lanes and secondary and tertiary roads.

We learned early on that the entire County was dealing with the same difficulties, with many roads in town closed, and the County also having to hire outside

contractors to help in the effort to clear snow. With the unexpected cost of clearing roads, it was reported that the County Commissioners were considering declaring a State of Emergency that would allow the County to collect a special tax to cover the additional costs. Fortunately, this step was not taken.

We also learned that during the Thanksgiving storm, snow and ice, combined with high winds, reduced visibility so drastically that there were 40 vehicle slide-offs reported in the County. Similarly, we had many vehicles here in Glastonbury that needed to be pulled out from drifts along the roads, with some cars even stranded in the middle of the road for days.

The basic message that the Sheriff’s Department sent out was “if you’re warm and safe where you are, and it’s not an emergency, stay there.” We echoed the same message here until we knew it was fairly safe for owners to travel on the roads.

Considering the intensity of the storm, we were extremely fortunate that the Road Committee was able to swiftly mobilize the manpower and heavy equipment needed to deal with these unusual conditions. Within a few days our roads were in better shape than many county and city roads. We also witnessed a wonderful spirit of cooperation from community members in assisting their neighbors, and some even coming to the rescue on snowmobile for those in need.

We are very grateful to our road crews for their efforts and willingness to work such long hours through the night on a holiday weekend when they certainly would have preferred to be home with family. Special thanks to Rich Spallone, Paul Rantallo, Ed Dowbrowski, Pouwell Gelderloos, Darrel

Windorski, John Fanuzzi, Mike Adkins, Hank Fabich, Steve Sirois, John Hazen, all of our wonderful neighbors, and the many unsung heroes who volunteered their help. We would also like to thank William Smith, Kay Spallone, Glenda Rantallo, and Laura Boise for their efforts throughout the week of the storm in coordinating and keeping communication with the road crews, receiving and relaying reports of incidents, sending out telephone trees, and taking calls to assist Owners as well as their renters.

It is gratifying to know that we live in such a wonderful community where people work together to help one another. We hope that the following articles will provide you with information that will help you to “weather the storms” of the future, and assist you in having and safe New Year.

GLA Snowplowing Policy

GLA roads are plowed according to what our limited resources allow, and please keep in mind that we do not have any full-time employees. The plowing of individual subdivision roads is the responsibility of each subdivision and these are not cleared by the GLA. You may refer to the *GLA's Road Policy* to know what level of snowplowing service you can reasonably expect in your area. If you do not have a copy of the *GLA Road Policy*, you may request a copy by leaving a message on the GLA answering service at 451-0033 and a copy will be mailed to you.

Tier 1: Main Roads in the Flat and Lower Hilly Areas are given first priority since they serve as main arteries to other roads.

Tier 2: Secondary Roads in Lower Areas are cleared next, as they are the second most used roads by a large number of owners.

Tier 3: Tertiary Roads are cleared next. These are in mid to high elevations, and travelled by fewer owners.

Tier 4: These roads are cleared last. They are in the highest elevations, have the most difficult terrain, and service very few owners.

Calling All Snowplowing Contractors

If you are an Independent Contractor with snowplowing experience and equipment, and are insured, please let us know. In addition, if you have valuable road experience and are interested in participating in a Road Committee meeting, please contact either of the Road Committee chairs: William Smith - 333-9040 or Rich Spallone - 223-0215.

Local Independent Snowplowing Info

At the request of many Landowners, we are offering the following list of independent snowplowing contractors of whom we are aware. The GLA makes no recommendations or endorsements, and is not responsible for their work.

North Glastonbury

Paul Rantallo 579-5350
Pouwell Gelderloos 223-5361
Josh Wells 223-4108
Jim Saunders 431-1502

South Glastonbury

Rich Spallone 223-0215
Ed Dowbrowski 220-5324
Daryl Windorski 224-2838

Have GLA Road Questions?

For road questions or suggestions you may contact the GLA in writing at PO Box 312, Emigrant, MT 59027.

You may also leave a phone message for the Road Committee by calling our automated answering service

at 451-0033. Please refrain from contacting members of the Road Committee directly **unless it is a road emergency**. By contacting them unnecessarily on their personal lines, it diminishes their ability to get the roads cleared. For any other emergencies, call 911.

✧ Emergency Preparedness Meeting ✧

January 26, 6:30 pm at St. John's Church

After reflecting on how the community as a whole was prepared to deal with the recent emergency conditions, the Board decided to establish an Emergency Preparedness Committee to assist owners in becoming more prepared. To this end, we are offering some basic lists in this Newsletter to help prepare for simple emergencies. We also urge as many owners as possible to attend this important meeting.

During the storm, many owners were unprepared for such extreme weather, both in their cars and in their homes. Being snowed-in from time to time is to be expected in rural mountain areas of Montana during late fall and winter.

We are thankful to report that everyone made it through the storm safely, although we had a few narrow escapes, with one mother-to-be's due date right at the height of the storm, and an elderly woman who was out walking required help to get home.

We are aware that some Owners have illnesses requiring medication or could need emergency medical attention. For future reference, please be aware that if the roads are impassible during an emergency, you can call 911 and they will dispatch a County snowplow to clear the way ahead of the emergency vehicle.

One problem experienced by many Owners was that even after the community roads were cleared, they were unable to get out of their own driveways for many days. By now, most Owners have learned who they can contact to get help with their personal snow removal needs, but it may be beneficial to coordinate efforts with neighbors to bring a contractor to your area.

While the crisis created by the storm is still fresh in our minds, and being aware that extreme storm patterns have been more frequently occurring from coast to coast and across the world, now is a good time for each of us to evaluate our personal needs. Although we cannot control the extremes of weather, we can plan for, and become better prepared to handle them.

In considering what might be needed for a future emergency, it is helpful to recall situations that have occurred in our own area in recent years.

Last year a power outage from high winds left many without electricity, light, water or heat, and no way to cook food for an extended length of time. Although in recent years we have had extremely mild winters, the mid-eighties brought a severe winter storm leaving us

in arctic conditions with extreme sub-zero temperatures for over two weeks. A few years ago a forest fire swept through the high South area, burning down one home and threatening others. Many Owners were evacuated and certain roads were closed off. Two years ago unusual torrential rains washed out several areas of our roads taking days to repair. Last year a vehicle slide-off on a near-by county road, in extremely cold weather, resulted in a loss of life.

Because we were able to clear our roads shortly after the November storm, we were more fortunate than many in other rural parts of the County who were snowed-in for days. Although we feel good about the job we did during this extremely challenging storm, we are looking at how we can plan for future emergencies.

One way the GLA hopes to assist Landowners with safety is to work toward developing greater cohesion in our community this year. Within each neighborhood area we plan to develop a system where neighbors can check in with each other including the elderly, or help a neighbor in need. If you are interested in assisting in this effort, please attend the January 26th meeting.

We would also like to see all Landowners and their renters who live here sign up on the GLA Telephone Tree in order to receive timely announcements. (Details below.) Additionally, we are planning to utilize the GLA answering and e-mail messaging systems for contacting owners in the future. This will ensure that no one is overlooked should an emergency situation arise again.

Sign Up for the GLA Telephone Tree

A big thank-you to our good neighbor, Maydell Goulart, for setting up a special Telephone Tree service specifically for GLA Landowners and their renters.

These Tree messages generated by the GLA were an immense help during the recent storm. Many Owners were grateful to receive these messages that provided them with daily updates of the road conditions.

This was an extremely critical service in a situation where even some of the main roads and highways throughout many parts of the County became impassible. Because some Owners were not a part of this messaging service, they were unaware of the severe road conditions. As a result of going out on the roads, some became stuck or stranded. Others abandoned their cars along the road, making it more difficult for our road crews to clear the roads.

We highly recommend that all Owners sign up for this special *free* community service. This can assist us in the future as a way to provide timely notification to those on the Tree for emergencies, as well as other GLA announcements.

Please call Maydell at 333-4649 today and let her know that you would like to be added to the GLA Telephone Tree.

Winter Driving in Montana

Mountain terrain combined with snow and ice creates hazardous conditions for driving and requires extra alertness and good judgment in order to avoid accidents or becoming stranded. Slick roads require that we drive slowly and maintain a greater distance when following another vehicle. Sudden braking can cause skidding, which is why slower speeds are recommended, especially when we live in an area with deer and other wildlife crossing the roads.

Should you find yourself stuck in the snow, remember that it is often safer to stay in your car, call for assistance, and wait for help. Getting out of your car to attempt to dig yourself out in severe weather can quickly use up vital energy needed to stay alive. This also may create greater exposure to hypothermia or frostbite. Please consider what you would need to have in your car to ensure you could survive in this situation if it were extremely cold.

Recommended to Have in Your Car

- Warm Hat and Extra Gloves & Liners
- Blanket or Sleeping Bag
- Extra Coat in Vehicle
- Small Shovel
- Flashlight
- Flares
- Cell Phone
- Water Bottles
- Snacks for Energy
- Instant Hand and Feet Warmers (small packets)

Recommended to Have in Your Home

- At least one week of food and water
- Dry food that needs no electricity for preparation
- Large 5 gallon water bottles (during electric outage)
- Flashlights, candles, matches, and extra batteries
- Cell phone or land-line phone not requiring electricity
- Solar or propane stove for cooking/boiling water
- Solar or propane lantern and extra fuel
- Comprehensive first aid kit
- Short wave or CB radio
- Power generator and fuel

*We Wish Everyone
a Safe and Prosperous New Year!*

