

Glastonbury Landowners Association

Newsletter ✦ July 2013

Road Survey – Landowners Give Input

This past April the Road Committee created a survey that was sent out to all Landowners in order to receive feedback regarding road maintenance, possible ways to improve snow removal and sanding services, options to improve the overall quality of our roads, how to allocate road funds, and how increased services might be paid for.

Thank-you to everyone who took the time to respond!

A total of 165 surveys were received out of the 396 tracts of record in North and South Glastonbury, representing 41.7 percent of the Landowners. 59 Landowners provided informative and thoughtful written comments. Additional responses are still encouraged, so if you have any ideas for the Road Committee, write them up and send them in!

Here is a summary of the survey responses:

Topics of Survey:	Yes	No	No Answer	Don't Know
More Sanding in Winter	60	88	13	4
More Gravel Added During Grading	57	92	11	5
Add Magnesium Chloride Dust Palliative	34	107	24	--
More Asphalt Paving	16	121	28	--
Move Funds to Savings	105	14	41	5
Increase Annual Assessment	37	112	16	--

Road Committee members have put substantial attention into summarizing, reading and understanding your input. These responses provide credible guidance for the Board's decisions going forward. Overall the message we get is: 1) maintain the status quo; 2) improve but do not overhaul the winter sanding operation; 3) provide more gravel/grading where it is needed; 4) do not raise assessments; 5) prioritize putting available funds into savings; and 6) continue being fiscally and operationally conservative. We are putting on our creative problem solving hats and devising ways to effectively do these things.

We ask you to do your part. Excess speed, jackrabbit starts and fast stops cause significant damage to our roads. Please drive slowly which will take no more than a few extra minutes getting out to the highway. Our roads and your nervous system will love you for it!

Your Input Needed on Governing Documents

Do you have ideas on how we can improve our Covenants and Master Plan? The Board would like your input no later than Sept. 1st on possible amendments to distribute to the membership for a vote. Please submit your ideas in writing to Minnick Mgmt.

Eyesores, Nuisances and Refuse Disposal

Each property owner is responsible to maintain their property in accordance with the Covenants. This is a reminder for those who may not be aware, Covenant 5.04 states: "All refuse, rubbish, trash, garbage and waste shall be kept, disposed of or regularly removed in a sanitary manner. Refuse shall not be allowed to accumulate so as to cause odor or unsightliness." And Covenant 5.05 regarding nuisances and eyesores states: "...the following conditions shall not be allowed.... Abandoned trailers, mobile homes and other structures, junk (inoperative or unregistered) cars and equipment, scrap piles, brush piles, etc...."

Landowners are encouraged to voluntarily remedy unsightly or non-compliant conditions on their property prior to the Board having to take action, which can be costly to both the association and the offending landowner.

Building Projects Require Board Review

Our Covenants require that a project review application be submitted to the Board prior to beginning construction. This allows the Board to ensure that the standards outlined in the Covenants and Master Plan are being followed such as setbacks and building height, and to conduct the variance process when needed. In order to have time to properly review your project, please submit plans at least 2 weeks prior to the monthly board meeting. Forms and instructions may be found on the GLA website under the link, "Applications for New Structures."

Work Opportunities

The GLA needs your help with producing this Newsletter! If you have communication skills, writing skills, and are willing to attend monthly board meetings so that you can be aware of issues being handled by the Board, please let us know! Expertise in MS Word for formatting is also required. This is a paid, independent contractor opportunity. Please contact Minnick Management for details.

Lawsuit Update

There are currently 3 lawsuits pending against the association filed by Daniel and Valery O'Connell. The first lawsuit was initially dismissed by the District Court and the O'Connells ordered to pay attorney costs and fees. After appealing to the Supreme Court, the O'Connells were asked to re-submit their claim to the District Court, which is currently in process.

The other 2 lawsuits (now being covered by our professional liability insurance) pertain to the following issues: 1) Minnick Management being hired as an agent; 2) the Erickson's variance project; 3) Guesthouses being assessed as dwelling units; and 4) voting practices. The court has granted summary judgment in favor of the Association on all of these issues, and the O'Connells have appealed to the Supreme Court.

The GLA's official website is: www.GLA-MT.org