

# Glastonbury Landowner's Survey Late 2014

## Introduction

Dear Glastonbury Landowner,

Your opinions about the Glastonbury Landowners Association matter. The process to update our governing documents is underway. Amending our governing documents is possible with your thoughtful input and participation. 51% affirmative vote is required to amend the Covenants and Land Use Master Plan, and once quorum has been met, 51% affirmative vote is required to amend the Bylaws and Articles of Incorporation. The work has begun and we need your help now by giving your input on this initial survey.

This survey was developed by a committee of interested landowners, supported by the GLA Board of Directors, in an effort to make recommendations to the association at large on changes to our governing documents. The purpose of this survey is to "feel the pulse" of the membership regarding our association and governing documents. If you have further questions or comments please **email [govdocinput@glamontana.org](mailto:govdocinput@glamontana.org)**.

To participate in this survey log onto "Survey Monkey" at [www.glamontana.org/surveys](http://www.glamontana.org/surveys). If you prefer a hardcopy of the survey to be mailed to you, please contact the GLA by e-mailing [info@glamontana.org](mailto:info@glamontana.org), or calling 406-451-0033 with your name and mailing address and a hardcopy will be mailed to you promptly.

Thank you,

The Governing Documents Committee

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## Landowner Authentication

This page is where you let the GLA know you are a Landowner by entering your unique code and lot number.

This step is critical so that:

- 1) Only authenticated Landowners can fill out a survey
- 2) The survey is taken the appropriate # of times PER landowner, (ie: You own 4 lots, you can enter up to 4 survey entries, one for each Authentication Code.)

**\*1. Please enter your Lot # exactly as it's shown on your mailing label**

**\*2. Please enter your Authentication code EXACTLY as it is shown on your mailing label.**

**(The code is a unique and random 5 digit string, please no spaces.)**

The Survey has been re-worked to allow you to see the entire set of questions on a single long page, so that you can read back and forth and see the flow of questions.

## I. Demographics

### \*3. How many months a year do you reside in Glastonbury?

- Less than one month
- 1-3 months
- 3-6 months
- 6-9 Months
- 9-12 Months
- Full time resident
- I don't reside in Glastonbury and don't plan to
- I don't reside in Glastonbury and plan to

### \*4. How long have you owned property in Glastonbury?

- Less than a year
- 5 years or less
- 10 years or less
- 15 years or less
- More than 15 years

### \*5. Which statement(s) best applies to your current situation?

- I own vacant land
- I own land with a structure other than a residence
- I own land with a residence
- I own land with a residence and other structure(s)

### \*6. I own land in:

- North Glastonbury
- South Glastonbury
- Both

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### \*7. Which statement best applies to your situation?

- I own land on a platted Glastonbury road
- I own land on a private subdivision road
- Both
- I don't know.

### \*8. How many membership interests (lots or parcels) do you own?

- Own a single membership interest
- Own multiple membership interests
- Not a Glastonbury landowner

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## \*9. Why do you own land in Glastonbury? (Please choose ONE answer per line.)

	Strongly DISAGREE	Disagree	NEITHER Disagree Nor Agree	Agree	Strongly AGREE
A beautiful Rural area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Want to live in Montana	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Affordable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Close to work	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Quiet Neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighbors/Community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gardening, Hobby Farm, Hobby ranch activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Religious purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
High Values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open Minded	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Near wilderness areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not isolated	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sacred Land	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sense of peace	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ability to thrive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Live our own way collectively	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Great place to raise kids	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Pride of property ownership / ability to create	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Great place to retire	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fishing/hunting/outdoor recreational activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
local business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Great weather (High desert climate)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A permanent vacation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Feel safe living here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Independence/self-reliance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Natural housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Close to Bozeman	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It a good investment.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Freedom from overregulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rental purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Business purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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Ability to be Sustainable  
(Green energy, Well water,  
Firewood, etc)

## 10. What do you want the association to do for you? (Please choose ONE answer per line.)

	Strongly DISAGREE	Disagree	NEITHER Disagree Nor Agree	Agree	Strongly AGREE
Maintain Roads	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain common property	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Collect Assessments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Collect delinquent assessments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect property values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Not be intrusive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health Safety and pollution guidelines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keep it simple	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Arbitrating disputes between neighbors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community emergency readiness	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Financially responsible for our collective dollars	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Maintain Open, Fair, and Reasonable guidelines	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Enforce covenants and restrictions through fines and fees (potentially raising yearly assessments for all landowners)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

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Communicate  
and be  
transparent to  
landowners

    

Be  
Professional -  
committees,  
board, books,  
informed on  
Montana  
State law.  
Base decisions  
on researched  
facts.

    

Defer to Park  
County and  
Montana  
State laws

    

Balance the  
homeowner  
vs. Business  
owner

    

Attempt to  
partner with  
landowners if  
there is land  
issue with the  
landowner.

    

Limit board  
power and  
responsibility  
to those  
powers  
specifically  
stated in the  
governing  
documents  
and establish  
that all others  
powers and  
responsibilities  
remain with  
the  
landowners.

    

Organize  
block parties /  
community  
work days /  
Volunteer  
awards

    

Support,  
endorse,  
stimulate  
community  
infrastructure

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such as:

(community center, parks and trails, shooting range, local economy, etc)

Help maintain the aesthetics and attractiveness of the community as a whole.

Continue to service the landowners as it currently is

## II. Government

**\*11. Have you read the Glastonbury Landowners association governing documents?**

- Yes
- No

**\*12. In my day-to-day life I feel that the GLA's involvement is:**

- Too intrusive
- Not involved enough
- Just about right

**\*13. Which of these four statements most closely reflects your opinion of how the Association should accomplish its day-to-day administrative tasks:**

- The Association should perform tasks internally using community volunteers which would include establishing a neighborhood business location to store records, process assessments, etc.
- The Association should perform tasks internally using community volunteers AND paid personnel while establishing a local office.
- Outsource day to day tasks to a private management company.
- Mix of management company, hired help, and some volunteers.
- None of the answers

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**\*14. If you believe that the Association's day-to-day administrative tasks should be handled by community volunteers, do you have the time and skill-set to volunteer on a consistent basis?**

- Yes
- No

**\*15. Would you be for changing the covenants and bylaws to: (Select all that apply)**

- Clarify confusing or conflicting language
- Better define and/or limit the level of GLA oversight of small building projects the current covenants require the GLA to review all projects (even dog houses and small sheds.)
- Identify unenforceable language for potential deletion
- Delete areas that duplicate state or county laws or regulations
- Reduce litigious vulnerability
- Don't see a need for any changes
- Comply with recommendations that documents for organizations like the GLA be reviewed every ten years
- None of the answers

**\*16. Some landowners have expressed a belief that GLA's primary responsibility is to protect property values. Do you agree?**

- Yes
- No
- Undecided

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## \*17. What does an association protecting property values mean to you?

- Limiting development
- Enforcing governing documents
- Restricting members activities
- Controlling density
- Maintaining our road system
- Retaining and developing common use land
- Limited regulations
- Allowing unrestricted development within the community
- Maintain a rural residential community
- Preventing and resolving eyesores
- Requiring approval or restricting business or commercial operations on lots that have no residence
- Restricting grading or excavation on vacant land
- None of the answers

## \*18. Some landowners have said that the Association is not aggressive enough in enforcing the current covenants and restrictions especially as it pertains to eyesores. While others believe the association is too aggressive in enforcing covenants. Considering this I support: < check all that apply >

- Enforcement of covenants and restrictions to the letter of the law, no matter the cost and increased assessments. This could be a process of notification of the violation with a time limit to comply, a fining system if the violation continues, and possible litigation if the landowner does not comply.
- A fining system for landowners who do not comply with restrictions that would not increase assessments.
- The GLA to begin enforcing the covenants through a periodic visual inspection as seen from the road easement, looking for eyesores or building projects that have not been submitted for approval.
- Enforcement by the Board limited to follow up on written complaints from landowners that an eyesore exists. This is the current way covenants are enforced. After a complaint letter is received, the Board responds with a letter written to the landowner in violation. Further negotiations are done, and then the Board weighs the cost-effectiveness of going to court.
- I think the association is doing enough now to enforce our Covenants
- I want less enforcement of covenants
- None of the answers

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**\*19. Currently, committees are designated by the Board to assist in the affairs of the Association, according to our Bylaws. In order to reduce the workload of the Board in handling issues and providing checks and balances between the Board and the members. Some have suggested that our committees be run by first submitting issues to a bylaws-and-Board appointed landowner committee who would make recommendations to the Board who would then vote on the appropriate action. Considering this, I:**

- Want committees run as they are now
- Want issues to be first handled by an empowered landowner committee who makes recommendations to the Board which would then vote on appropriate action.
- None of the answers

### III. Roads

**\*20. I would like to participate as a member of a landowner committee.**

- Yes
- No

**\*21. If such an empowered Landowner Committee were convened, do you think it would be necessary for a Committee Member to recuse (not vote or discuss) themselves for a review in which they have a personal, family, financial or other conflict of interest?**

- Yes
- No
- Not sure

**22. Some landowners have expressed a belief that GLA's primary responsibility is to maintain our private road system. Do you agree?**

- Yes
- No
- Not sure

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**23. Some landowners have suggested that the GLA would better serve the community as a roads only association. This proposal would mean that the board of the GLA would cease to conduct project review, or address any other issue in the association other than roads.**

**Some landowners have suggested that the GLA would better serve the community by applying to Park County to become a Special Rural Improvement District under TITLE 7. LOCAL GOVERNMENT, CHAPTER 12. IMPROVEMENT DISTRICTS Part 21. Rural Improvement Districts of Montana Code Annotated. More information can be found on this topic at this web address: [http://leg.mt.gov/bills/mca\\_toc/7\\_12\\_21.htm](http://leg.mt.gov/bills/mca_toc/7_12_21.htm). Under this model, the County would collect funds through additional property taxes and place them into a reserve account for GLA roads.**

**Some landowners have suggested that they want no change in how the GLA handles roads. The Land Use Master Plan was passed in 2007. The intent of the Land Use Master Plan was to maintain the rural nature of our community. The Master Plan limits building height to 30 feet, limits density by not allowing multiple family dwellings/apartments or small divisions of land, as in a major subdivision over 5 lots per 20 acres. It does not allow future single-wide manufactured homes, but does allow double-wide manufactured homes. (of course, current mobile homes are grandfathered in).**

**Considering these opinions, I:**

- Support the GLA becoming a roads maintenance association only
- Support the GLA applying to Park County to become a special rural improvement district
- Oppose the GLA becoming a roads maintenance association or applying to become a special rural improvement district. I like things the way they are.
- Oppose the GLA becoming a roads maintenance association or applying to become a special rural improvement district, however I would like the land use restrictions and standards imposed by the Master Plan to be reduced.
- None of the answers

**24.**

**Have you read the Park County Growth Policy and Park County Zoning regulations, which can be found here: [Link to regulations?](#)**

- Yes
- No

## IV. Assessments

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## 25. Are you willing to increase assessments: (check all that apply)

- To more strongly (or actively) enforce the covenants
- To improve GLA community infrastructure (roads common spaces) - via special assessment
- To develop community property (bike paths, improvements on common lands) - via special assessment
- To keep up with inflation
- Not for any reason
- Only after delinquent accounts are brought current to every extent possible by all legal avenues and means available
- None of the answers

## 26. Even if it means raising my assessment, I support the Association collecting delinquent assessments by: (Check all that apply)

- Communicating by letter
- Placing liens on property
- Hiring a collection attorney
- Working out payment plans with delinquent landowners
- Foreclosing on property
- None of the answers

## 27. Would you like to see assessments lowered even if it means a reduction in services provided by the association?

- Yes
- No

## V. North and South Glastonbury

North and South Glastonbury are physically disconnected by distance and consequently face different issues based on density, land usage, property values, property size, property elevations and the road system.

On the other hand they also have similar issues with, working to maintain roads with limited funds, dealing with eyesores and unkempt properties, reviewing building projects, and needing bookkeeping/administrative services.

If separated, the two Glastonbury's would create their own governing documents and methods of administration.

Additionally there were 70 original parcels in North Glastonbury and 91 original parcels in South Glastonbury, for a total of 161 original parcels.

Today there are 186 membership interests in North and 211 membership interests in South for a total of 397 membership interests (parcels) nearly a 100% increase since 1982.

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**28. Considering these issues do you think that the Glastonbury landowners association is**

- Too small
- Too Big
- Just about right
- Not sure

**29. Would you support splitting North and South Glastonbury into separate associations?**

- Yes
- No
- Undecided
- Need more info/research

**30. Would you support simply having neighborhood associations (legal Park County registered subdivisions) and making the GLA a roads and common-space-only association?**

**This is an idea that would leave neighborhoods to create/alter their own governance, and their neighborhood association board would bear liability for the responsibilities given to their particular association.**

- Yes
- No
- Not sure

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## End of Survey

Thank you very much for taking the Glastonbury Landowner's Survey, your information will be compiled and presented in mass and no identification of individuals will occur unless requested by the individual.

If you have feedback about the survey, please email the Governing Documents Chair at:

**[govdocinput@glamontana.org](mailto:govdocinput@glamontana.org)**

The Governing Documents Committee, the GLA Board of Directors and the Community thanks you for taking the time to give us all your valued and valuable input.