

VIRGINIA CITY RANCHES NEWSLETTER 2024

VCRA, Lot G West Canyon Rd, Ennis, Mt 59729

FB: vcrancheshomeowners Email: virginiacityrancheshoa@gmail.com

Big News: Virginia City Ranches has been donated a Grader, if you haven't seen it you will. As soon as we get some rain to soften up the road.

Greetings to our neighbors in VC Ranches! Over the past year there has been an addition of many new homeowners. As fellow neighbors, we welcome you to Virginia City Ranches.

In 2023, there was an Association meetings held in August for residents to learn about the current projects and ongoing operations of VC Ranches.

The VCRA in conjunction with the RID-M meeting is scheduled for September 4th at 5:30 PM; on Common Area G; (where the mailboxes are)weather permitting.

*Please check FB and email for changes. Bring a chair.

We appreciate your time to learn about your Association and your community.

You can do this by sending VCRA an email, *virginiacityrancheshoa@gmail.com*.

You can also stay in touch by checking our Facebook page, *vcrancheshomeowners*.

**Please communicate responsibly and respectfully.

We are volunteers hoping to keep our neighborhood the Montana we enjoy.

Volunteer Board Members: Barbara Pearson, Rick Fasching, Zane Palmerton, Dr. Melody Clark. If you are interested in participating; please contact us.

VIRGINIA CITY RANCES ASSOCIATION – VCRA is a volunteer organization registered with the State of Montana. The Goal is to keep our neighborhood so it feels like we live on our grandfather's ranch.

Each property owner is asked to contribute **\$100.00** per developed lot and **\$50.00** per undeveloped lot annually. Your contribution/dues help meet the on-going expenses of your neighborhood. The funds are used to pay taxes, and insurances, road maintenance, snow removal, and weed control.

VCRA also passes on communications from the RID-M Committee, a separate legal entity, organized to improve and maintain our roads under Montana Law. Please fill out and return the enclosed form.

VCRA takes care of costs for mailings for HOA communications as well RID-M communications.

The RID-M cannot spend funds for any office supplies or mailings. The RID-M can only spend funds on Road Maintenance and Snow Removal.

PROJECTS INITIATED by VCRA

The Cluster Mailboxes have been at lot G for a 2nd year now. The Cluster driveway was improved with the help of Three Rivers Communication. All the boxes are now full. The board has agreed that it is time to order another cluster. Each cluster costs about \$1200.

To receive a box each new box owner pays a one time fee of \$100.

If you would like a mailbox please send a one time fee of \$100.00 to VCRA Lot G West Canyon Rd. Ennis, MT 59729 with your street address and the names to be attached to box.

A HUGE THANK YOU goes out to the folks who volunteer moving snow to keep the roads clear for travel last winter, cleaning culverts to control washing and flooding as well as repairing where needed. For example the pot hole at the entrance to the highway has been filled several times. **Again; Thank you.**

VCRA Requests: Please respect the Speed Limit of 25 MPH that helps preserve our roads, MAKES A LOT LESS DUST, and SAVES ON VEHICLE DAMAGE AND MAINTENANCE. In addition: There is and has been much new Construction in VCR. Please ask your Contractors to respect our roads by keeping to the **25 MPH** Posted speed limit as it will help preserve work that has been done.

Drive like your Children live here, as well as your livestock , Pets and the beautiful Antelope and their Fawns. Thank you.

Additionally, Hunting is not allowed in any Subdivision. The Antelope, deer, and Elk need a place to winter. There are many more homes close together.

RESULT OF VOTING BALLOTS FOR 2022

Paid members of the association voted on several items. The majority voted Yes to using the funds to pay for on-going VCRA expenses including roads, taxes, snow removal, grading and materials. The vote agreed to keep the current volunteer board. **If interested in joining the VCRA board, please send your contact information along with your dues. You can just call us as well.**

FINANCIAL REPORT JULY 15TH, 2023 TO JULY 15TH, 2024

Expenses:

Mailbox Cluster * VCRA; Lot G West Canyon Road, Ennis, MT 59729

14G Cat Grader Expenses-Fuel \$912.47; Safety Signs \$590.87;

Parts, Oil, etc \$1498.12; Fuel Trailer/Tank/Pump/License \$1046.05;

Office \$460.45; Road Signs \$265.00;

State of Montana Bus. \$20.00; Common Area Taxes \$152.93

Insurance/Officer Liability \$751.00; VCR Liability plus 14G Grader \$955.00

Road work \$9388.97

Total Deposits – 1460.80 Dues, donated, mailboxes,& other donated funds.

Beginning Balance: 7/1/23-\$18,124.24 * Ending Balance 7/1/24-\$16,112.07

RID-M COMMUNICATIONS

The RID-M; Formed in 2012, INCLUDES STRICKLY ROAD MAINTANENCE, WEED CONTROL AND SNOW REMOVAL. THE FUNDS ARE PROVIDED THROUGH AN ASSESMENT THAT IS LEVIED BY MADISON COUNTY ON EACH LOT IN THE RID-M. THE ASSESMENT IS INCLUDE ON YOUR TAX NOTICE FROM THE COUNTY. LOOK FOR LINE ITEM "11-01 RID-M VC RANCHES" ON YOUR TAX NOTICE. THE FEE IS INCLUDED ON YOUR TAX NOTICE.

RID-M PETITION FOR BETTER ROADS: THE PETITION HAS BEEN SENT TO EACH PROPERTY OWNER ASKING THE MADISON COUNTY COMMISSIONERS TO APPROVE AND INCREASE IN THE ANNUAL FROM \$100 PER LOT TO \$250 PER LOT.

THIS WOULD BE THE FIRST INCREASE SINCE THE RID-M WAS ESTABLISHED.

THE ADDITIONAL FUNDS WILL INCREASED COSTS OF ROAD MAINTENANCE AND SMOW REMOVAL DUE TO INFLATION AND INCREASED TRAFFIC ON OUR ROADS. THE ADDITIONAL FUNDS ALSO WOULD ALLOW FOR IMPROVENTS IN THE SECONDARY ROADS IN THE RID-M.

THE PETITION WAS SENT TO PROPERTY OWNERS IN FEBRUARY AND MAY OF 2023.

IF YOU HAVE NOT RECEIVED THE PETITION, PLEASE EMAIL US AT:

virginiacityranches@gmail.com or FB VC Ranches Homeowners.

RID-M 2024 INFORMATION

The RID-M Committee: Chairman, Rick Fasching, Paul Veland, Rob Arrotta, Gene Bach, Kirk Cordoso, Zane Palmerton.

The Committee appreciates anyone who would like to participate with hands on donations or ideas.

The RID-M Committee meets to make decisions on road maintenance, grading, culverts, gravel, etc. The Committee then sets priorities based on need and available funds. The RID-M Budget is limited (based upon the \$100 annual assessment per lot listed on your tax document). All maintenance and improvements must be carefully planned to ensure financial responsibility and longevity.

The cost of snow removal depends largely upon the winter that Mother Nature delivers. The winter of 22-23 was one for the records. We were lucky this last winter of 23-24. However, funds are saved in the Budget for winter 2024-2025. Thanks to those who helped keep roads and driveways open.

Snow Removal: The most effective means to move snow from a roadway (Particularly roads running east and west) is to **plow or move the snow to the North side of the road**. The prevailing wind and stronger snow storms in the area are from the South. We do have storms that bring cold but usually have less impact; from the northeast or northwest.

******It is suggested that residents wait until the storm has run its course before trying to travel anywhere. People plowing snow are doing it the best the weather allows. The emergency responders and vehicles will come to you. Always be prepared!!!*

2024: RID-M Action Plan: Grade & crown on Cottontail & North CT, Jackrabbit, Blue Bird, Two Bumps, Badger, Tobe.

Further Grader action has been deterred by a long hot summer, no rain and the lack of **Water Truck** availability. In addition, culverts are to be installed, cleaned or replaced hopefully by summer's end.

RID-M: 23/24 - Snow Removal cost - \$2425.00 A mild snow year!!!!

2023-24 - Road Maintenance, Repair & Materials - \$27,870.00

Completed - 2023/2024. Work has been done on My Lane, Tobe, 2 Bumps West, Tendoy, Tobe, Graded & crowned 2 Bumps Rd. to East West 4-way & Badger. Culvert installed across Cottontail.

7/30/2024 - Available Funds in RID-M Accounts is: \$20,705.00

PROPERTY COVENANTS

Your property deed and title has a list of covenants attached to it. Please respect your neighbors by honoring and taking pride in your property by following the covenants recorded Book 442 page 387, Madison County.

Here are a couple to think about: covenant #4, addendum A&B August 9, 2003(living in trailers); and protective covenant #1(single family, residential occupancy). Protective covenant #3, addendum B asks that outside light should be switchable and shielded from your neighbors at night, so residents can enjoy the stars of our big sky. If your neighbor chooses, they can pursue legal steps for violation of said covenants. Keep in mind that these covenants will help keep Virginia City Ranches a desirable place to live. **If anyone is interested in participating on a committee to help enhance owners awareness of the Covenants, in place since 1973, Please contact the VCRA. Email any questions to VCRA.**

Bridle Path Easement: This easement could be better described as a non-motorized recreation easement. It is on the plat map and connects all of the common areas. It does go along the border of many of the lots. As VCR continues to populate it is important for owners to be aware of the Easement. Many walk, ride, and bicycle for recreation. As the development increases so does the traffic making it unsafe to use the roads for recreation such as walking your dog or riding your horse or just going for a run. The Easement can and should be marked and could have a path mowed in it so folks know where to access and use the easement. This would keep our residences more like the country. The Bridle Path Easement is recorded in Madison County records with Virginia City Ranches.

PLEASE INCLUDE YOUR EMAIL WITH YOUR REPLY. We will send the Newsletter and other ongoing information through email to those who share their email with VCRA. Please send the voting page and mail your dues/contribution to: VCR; Lot G West Canyon Rd, Ennis, MT 59729.

Voting Ballot

Item#1: I /we, as member/s in good standing of the VCRA, would like to see the association continue as a volunteer owners association. VCRA will continue to pay taxes on common areas, sending communications, office expenses, spraying weeds, providing liability insurance on common areas, roadways, waterways.

YES: _____ NO: _____

Item #2: I /we, as member/s in good standing of the VCRA: would like to have the present Board members to continue for the 2023- 2024 fiscal year.

Barbara Pearson, Rick Fasching, Dr. Melody Clark, Zane Palmerton

YES: _____ NO: _____

Please contact the VCRA if you are interested in serving on the Board.

Item #3: I /we, as member/s in good standing of the VCRA: would like to see all funds paid to VCRA, after having paid required expenses (listed in Item 1), go towards the 14G Grader, road work, fuel, grading and materials, weed spraying.

YES: _____ NO: _____

Lot number(s): _____

Developed Lot: \$100 _____ Undeveloped lot \$50 _____

Signature(s) for Voting: _____

Amount Paid \$ _____

Email: _____

Please feel free to respectfully share your comments with the Board.

Contact VCRA or a member of the Board if you have interest in participating on the Board. Email- virginiacityrancheshoa@gmail.com

Thank you for your Support and help in keeping and making this community a great place to live.