

VIRGINIA CITY RANCHES NEWSLETTER 2023

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

FB: vcrancheshomeowners Email: virginiacityrancheshoa@gmail.com

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 2022, there were two Association meetings held 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 August 22nd, at 5PM; on Common Area G; (where the new 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. You can also stay in touch by checking our Facebook page. Please communicate responsibly and respectfully. We are volunteers hoping to keep our neighborhood the Montana we enjoy.

Volunteer Board Members: Barbara Pearson, Rick Fasching, Shelly Dupuis, Dr. Melody Clark, Dan Davison.

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.

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.

Message on FB or virginiacityrancheshoa@gmail.com

RECENT PROJECTS INITIATED by VCRA

The Cluster Mailboxes have been installed. The Cluster driveway will be improved and a culvert installed.

Please remove your old mailboxes at the entrance as we no longer have permission for them to be there. Thank you.

If you would like a mailbox please send \$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 spent days moving snow to keep the roads clear for travel last winter, cleaning culverts to control washing and flooding roads this spring. We did notice. **Again; Thank you.**

VCRA Requests: Please respect the Speed Limit of 25 MPH that helps preserve our roads. 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 and Pets. Thank you.**

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.

FINANCIAL REPORT JULY 15TH, 2022 TO JULY 15TH, 2023

Expenses:

Mailboxes \$4758.15
PO Box \$74.00
Grader Expenses \$947.81
Road Signs \$185.64
Mailings- VCRA/RID-M \$802.54
Business License \$20.00
Common Area Taxes \$164.19
Insurance Grader \$862.00
Insurance/Officer Liability \$671.00
Road Repair \$2495.00
Banking \$49.00
Gas cards for snow removal \$300.00
Total \$11,329.33

Total Deposits – 21,675.00 Generated from dues, grader sale, mailboxes,
And other donated funds.

Beginning Balance: 7778.57 Ending Balance \$18124.24

RID-M COMMUNICATIONS

The RID-M; Formed in 2012, INCLUDES STRICKLY ROAD MAINTANENCE, WEED CONTROL AND SNOW REMOVAL. THE FEE IS INCLUDED ON YOUR TAX NOTICE. LOOK FOR (RID-M 11-1 VIRGINI) ON YOUR TAX NOTICE.

RID-M PETITION FOR BETTER ROADS: THE PETITION HAS BEEN SENT TO EACH PROPERTY OWNER ASKING FOR AN INCREASE FROM \$100 TO \$250 PER YEAR.

THIS INCREASE IS THE FIRST SINCE THE FORMATION IN 2012.

THE ADDITIONAL FUNDS WILL HELP TO OFFSET THE DRASTIC INCREASE IN ROAD MAINTENANCE AND MATERIALS.

IT WILL ALSO HELP ADDRESS MAINTENCE AND IMPROVEMENTS ON MORE OF OUR ROADS INSTEAD OF ONLY THE MAIN ROAD. WE ALL DRIVE PORTIONS OF THE ROADS IN VIRGINIA CITY RANCHES TO GET TO THE ENTRANCE.

THE PETITION TO RAISE THE RID-M FUNDING HAS BEEN SENT TO PROPERTY OWNERS IN THE RID-M DISTRICT IN FEBRUARY AND IN MAY. IF YOU HAVE NOT RECEIVED ONE OR WOULD LIKE TO DISCUSS THE PETITION. YOU CAN EMAIL US at: virginiacityranches@gmail.com or FB [virginiacityrancheshomeowners](#)

RID-M 2023 INFORMATION

2023 has been a year of change for the RID-M committee.

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

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. The cost of snow removal depends largely upon the winter that Mother Nature delivers. The winter of 22-23 was one for the records. 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. The emergency responders and vehicles will come to you. Always be prepared!!!

For 2023; the Committee prioritized \$15,000.00 for road improvements on My Lane, Badger and Two Bumps. In addition, numerous culverts will be installed, cleaned or replaced hopefully by summer's end. **In addition,** the RID-M has graded N. Blue Bird and Tendoy Way. By Late Fall, 2023, most roads are scheduled to be graded.

RID-M: Funds Available - November 1 st , 2022	<u>\$56,125.77</u>
Snow Removal cost - \$RID-M	<u>\$42,400.00</u>
2023 Invoices:	<u>\$14,410.00</u>
Blade, shape & Rock Rake 2 Bumps Rd.	
Haul level shape 440 yards of pit run, blade & rock rake Tendoy.	
Grade S. Bluebird & Tobe	<u>\$400.00</u>
8/4/23 Balance in RID-M Accounts is:	<u>\$11895.42</u>

Suggestion; Both VCRA, as well as the RID-M Committee hope that all Homeowners will realize the need for culverts where their driveways meet the main road insure proper drainage. Culverts can be purchased through VCRA, delivered to your site and installed as funds allow. Contact VCRA for prices. Thank you

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.**

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, Shelly Dupuis, Dan Davison.

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 road work, fuel, grading and materials.

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 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.