

## **VIRGINIA CITY RANCHES NEWSLETTER 2025**

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

**Website: <http://virginiacityranches.com>**

**Email: [virginiacityrancheshoa@gmail.com](mailto: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 2023 and 2024 there were Association meetings held for residents to learn about the current projects and ongoing operations of VC Ranches. We were unable to have one in 2025. The VCR Board is planning a VCRA/RID-M meeting in 2026 at Common Area G; (where the mailboxes are) weather permitting.

\* Please check the Website: <http://virginiacityranches.com>

We appreciate you taking the time to learn more about VCRA and your community. You can do this by sending VCRA an email, [virginiacityrancheshoa@gmail.com](mailto:virginiacityrancheshoa@gmail.com).

\*\* Newsletters will be emailed, posted on the Website; and available at the Black Mailbox by the Mailbox Cluster.

**\*\*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, Randy Mark; Earl Finck, Website Manager, Scott Mark.

**VIRGINIA CITY RANCES ASSOCIATION** – VCRA is a volunteer HOA organization registered with the State of Montana. The Goal is to keep our neighborhood so it feels like we live on the 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, grader expenses, 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, Weed Control and Snow Removal. In the future RID-M news will not be included in the Newsletter and will only be posted on the Website. If you have questions about the RID-M address them through the website or contact the county commissioners.

### **Mail Boxes at Common Area G.**

Three New Mailbox Clusters were purchased 8/12/24 for \$4460.00.

To receive a box each new box owner pays a one time fee of \$150.00.

If you would like a mailbox please send the one time fee of \$150.00 to VCRA Lot G West Canyon Rd. Ennis, MT 59729 with your street address and the names to be attached to box. Any questions email [virginiacityrancheshoa@gmail.com](mailto:virginiacityrancheshoa@gmail.com) or call 406-682-4706.

**A HUGE THANK YOU** goes out to the folks who volunteer their equipment tools and labor. The Main culvert on the entrance road has been repaired so the road would not wash out when the pond over flows. Also the preparation, labor, time and installation of the mailboxes were donated.

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

**\* LESS DUST, VEHICLE DAMAGE AND MAINTENANCE.**

**\* Ask your contractors and neighbors to respect and adhere to the 25 MPH speed limit. SLOW DOWN**

**\* Keep in mind the safety of people, pets, livestock and all our beautiful wildlife the share our roadways**

**\* Hunting is not allowed in any Subdivision. There are more homes close together than ever before.**

## **RESULT OF VOTING BALLOTS FOR 2024-25**

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 call or email as well. You must be an owner and pay dues to participate!***

## **FINANCIAL REPORT JULY 15<sup>TH</sup>, 2024 TO December 31<sup>TH</sup>, 2025**

Mailbox Cluster \* VCRA; \$4460.00 @Lot G West Canyon Road, Ennis, MT 59729;

14G Cat Grader Expenses-Fuel, Oil, Parts = \$884.42; Rekey Mailboxes \$180.18;

Office \$336.78; Weed Spraying on Road ways \$2993.15; MCWB Rebate \$1250;

State of Montana Bus. \$0; Common Area Taxes \$150.79; \$141.22

Insurance; Officer Liability \$694; VCR Liability plus 14G Grader \$700.91;

Insurance; Officer Liability \$751.44; VCR Liability \$1000.00;

VCR grader work \$2790; Memorandum of Understanding "MOU";

payment from RID Funds \$2790.

**Total Deposits** – \$3580 Dues, Mailboxes \$1350; & other donated funds.

Beginning Balance: 7/31/24=\$14,798.94 \* Ending Balance 12/31/25=\$11,432.91

**VCRA COVENANTS: The Covenants are attached to the Platt and Posted on the Website.**

**Respect neighbors by honoring and taking pride in your property by following the covenants are recorded Book 442 page 387, Madison County. Available on the Website.**

**\*\* 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. Covenant #13; No property conveyed shall consist of less than 5+ acres. Note: 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 or the Bridle Path Easement; 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 traverses along the border of many of the lots. As VCRA 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 roadways for recreation such as walking your dog or riding your horse or just going for a run.

**\*\* Owners that have the Bridle Path Easement on their property can and should mark the entrance and exit through their property so that folks know where to access 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.

## Virginia City Ranches Board of Directors Information

VCRA pays the taxes on common areas A-F, Communications, office expenses, weed spraying on said common areas and roadways as needed. VCRA also pays insurance, for roadways, waterways and 14G Grader Expenses as needed.

The Current Volunteer Board members for the 2025- 2026 fiscal year are Barbara Pearson, Rick Fasching, Dr. Melody Clark, Zane Palmerton. New Volunteer Board Members are Randy Mark, Earl Finck, and Scott Mark Website Manager.

The Board would very much appreciate your contribution;  
Please send your volunteer, tax deductible dues to:  
VCRA, Lot G West Canyon Road, Ennis, Mt, Ennis Mt. 59729

Lot number(s): \_\_\_\_\_

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

Signature(s) \_\_\_\_\_

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.

*\*Those who are owners and have paid the volunteer dues qualify to serve on the VCR Board.*

*Email- virginiacityrancheshoa@gmail.com*

*Website; <http://virginiacityranches.com>*

\*Thank you for your support and help to keep this community a great place to live.

\*Perhaps those who choose not to pay your volunteer dues should thank their neighbors

Who pay the volunteer dues, which are used for HOA obligations.