



FIRELIGHT MEADOWS NEWSLETTER Volume IV, Issue 4

West Fork Utilities Special Assessment

A special assessment has been issued to all owners for unpaid dues owed to West Fork Utilities (HLH, LLC). The court has ordered the FLM HOA to pay for the unpaid bills because our Declarations require it. Please understand that future assessments will be forthcoming since the current one only includes payments past due through 2012.

The finalized total of the past-due fees due WFU was \$47,951.04 (\$37,291.14 past-due fee plus \$10,569.90 interest). This total was assessed in accordance with the PSC's percentage allocation of the total water/sewer fee, that is 66.5757% for the chalets and 33.4243% for the condos. This results in 0.4895% of the total assessment/chalet unit and 0.4178% of the total assessment/condo unit. The resultant per unit assessments are: \$234.73/ chalet and \$200.34/condo.

RID Benefits

Jack Eakman has been working with Morrison-Maierle, Inc out of Bozeman to establish Firelight Meadows as a Rural Improvement District (RID). The [Morrison-Maierle website](#) defines an RID as "a legal taxing authority through which a subdivision can raise funds for on-going maintenance and improvements. The county is responsible for the planning, management, and maintenance of the RID infrastructure and administration of the RID's funds."

The following is a list of positive reasons to set up an RID:

1. Tax Attorney and Accountants agree that payments through the county on tax obligations are tax deductible.
2. There is a 30% savings on maintenance and replacement/repair when all RID's are bundled together each summer season. Last year there was 150 miles of road bundled together, and we sit adjacent to Ousel Falls Road.
3. Contractors know they will get paid.
4. Projects are well supervised.

Final approval will require a positive vote by owners at the Annual Meeting. More information will be coming soon.

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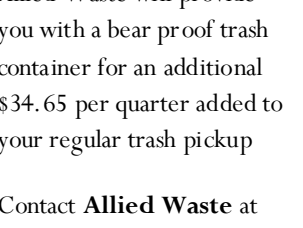
New Propane Provider

[Madison River Propane](#) now holds the Propane contract with Firelight Meadows.

Please contact them at 406-388-8227 to set up propane to your unit.

Trash Compactor

A trash compactor has been proposed for the Firelight Meadows campus and will be voted on at the Annual Owners' Meeting. Watch for more information in future newsletters and minutes.



Parking Pass Reminder

Owners must remain in good standing with the Association in order to receive and maintain parking passes. Parking passes are reviewed every six months. Please refer to the FLM website to review the parking pass rules.

Bear Proof Trash Cans

Allied Waste will provide you with a bear proof trash container for an additional \$34.65 per quarter added to your regular trash pickup

Contact **Allied Waste** at **406-586-0606** to keep the wildlife out of your garbage. It might just save a bears life.

New Insurance

Your Board of Directors prevented a 35% increase in your insurance rate by switching insurance companies from Farmers Insurance to Allied Insurance. Local insurance agent Ty Moline has been working with Jack Eakman to find a lower rate for the association. Unfortunately all insurance premiums are increasing, so there will be an 8% premium increase. The insurance premium through Allied Insurance is \$54,717 with a \$2500 deductible.

Welcome to Bear Country!

The bears are out of hibernation and they are hungry. We love living in a place where wildlife is abundant and all around us. Unfortunately, what many people don't realize is that enticing a bear or other predators such as coyotes and wolves through food is not only a punishable offense, but it will ultimately lead to the animal's demise. Feeding wildlife habituates them to human food and encourages them to seek humans out for sustenance.

Firelight Meadows takes this problem seriously. The FLM Rules and Regulations state:

"All Refuse containers are to be stored inside. On pick up day containers can be put out after 6am and must be returned to the garage on the same day. We must follow these rules year round and be extremely vigilant during active bear season.

NOTE: During bear season, Apr—Nov, units with refuse containers outside at times other than listed here will be fined \$800 with no additional warning."

We appreciate your help protecting our wildlife.



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| <p>Firelight Meadows HOA PO Box 69 Bozeman, MT 59771-0069 firelightmeadows@hotmail.com</p> | <p>Firelight Meadows Website Please go to www.hpmmontana.com; click on the "HOA" tab. Scroll down to "Firelight Meadows" and click. Your new password is FL1234</p> |
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