

NEWS FROM THE BOARD OF DIRECTORS

VOLUME IV, ISSUE 5

News discussed during the June 4, 2013 Board Meeting



~ Firelight Neighborhood Garage Sale ~

The weekend of July 12th -14th has been designated for the 2013 Firelight Neighborhood garage sales. If you would like to have a garage sale this year, please email Kari Gras at kgras2010@gmail.com to sign up and be included in some free advertising. The following is the protocol for the Garage Sale:

- ◆ Garage sales can be open from 8am – 7pm.
- ◆ All garage sale items must be stored inside overnight.
- ◆ Signs may be posted at the unit and at the entrance, this weekend only.
- ◆ Street parking is permitted for up to 10 minutes on the unit side of the street. There must be one lane open for emergency vehicles at all times – Vehicles are not permitted to park on the grass.
- ◆ The owner of the unit with the garage sale will pay for the repair of any damage to the lawn, sprinkler heads, or other common elements from the set up or tear down of the garage sale or from their visitors.
- ◆ All owner rules on campus apply.

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~ Annual FLM Party in the Park ~

Please join us for the Second Annual Neighborhood Party on Saturday, August 31st, 2013 from 3pm to 6pm in the park near the playground between the Condos and the Chalets. Bring your family, an appetizer or finger food, your beverage of choice, paper plates and utensils. Watch for more information in the next Newsletter. Contact Kari Gras at kgras2010@gmail.com if you would like to help organize this fun community event.

~ Landscape Master Plan ~

The Board would like to develop a Landscape Master Plan for the FLM complex. They will hire a Landscape Architect to develop a long term landscaping plan to increase the curb appeal and overall aesthetics of the Firelight Meadows complex. Watch for a report at the Annual Owners' Meeting scheduled for Tuesday, October 29th, 2013.

~ Amendment to the Declarations ~

The Board has approved to proceed with an amendment to the declarations. To amend the definition and Section 8 - B. to exclude the HOA now being liable to pay any back due water and sewer bills on behalf of the owner. FLM Chair, Garrett Baldensperger, explains the rationale for the change in the following way:

"When a residential condominium complex, such as Firelight Meadows (FLM), is in its developmental stage with possibly only a few units having been sold it is logical, for the short term, to obligate the existing owners to pay the full fee for water and sewer as determined by the Montana Public Service Commission (PSC). The reason for this is that circumstances beyond anyone's control could result in a number of existing units or future units going unsold yet the water/sewer system would have already been installed and would be incurring the costs that the total fees for this service were predicated on. Unless the total fees that were approved by the PSC are received by the water/sewer provider the existing Unit Owners are put at risk by a water/sewer system that may not be able to be safely and adequately maintained.

However, once all the units are sold the risk is now spread over the entire community as was anticipated and budgeted for when the PSC evaluated the water/sewer facility and the condominium complex as a whole. The impact of a few units not paying their water/sewer bills has a far less effect on the water/sewer provider than does a large number of units not generating income due these units either have not sold or not developed. Thus, once all the units are sold it is only natural for the burden of, in essence, guaranteeing payment to the water/sewer provider be removed from the HOA as a whole and placed on the individual unit owners."

Watch for information on this subject in the next few Newsletters and Minutes before the Annual Owners Meeting. This will be voted on at the Annual Owners' Meeting scheduled for October 29th, 2013.



Please go to www.hpmmontana.com Click on the "HOA" tab. Scroll down to "Firelight Meadows" and click. Your new password is FL1234

Your Board of Directors:

Garrett Baldensperger, Jack Eakman, Scott O'Connor, Sam Geppert, Kari Gras, Annette Stone and Curt Wilson.