

HYALITE FOOTHILLS NEWSLETTER

December, 2023



Thanks to all who came to the Annual Meeting. The board appreciates the support! See attached meeting minutes.

By-law revisions: After approval of revised by-laws in 2019, the board received feedback requesting additional changes. You will soon receive a mailing wherein there is a ballot to vote on the individual changes. Please vote and return the ballot ASAP after it arrives.

Well Level Study: There were 30+ participants in this study. If you haven't already, please email them to mari.eggers@montana.edu. Initial results show level has dropped in 19 wells and 4 have remained stable. Results will be GIS mapped and shared soon.

Ski-track: Once again this winter, we encourage use of the Cougar Park by cross-country skiers. A track will be set after major snowstorms.

Architectural Review

As noted in the annual meeting this has been an active year for the Architectural Review Committee. We thank everyone for utilizing this process as we work to maintain our beautiful neighborhood. As a reminder of the architectural review requirements as stated in the sub-division Covenants Section III:

- All buildings constructed or erected...shall be approved prior to construction.
- No alteration in the exterior or appearance of the buildings or structures shall be made without like approval.

NOTE: "All buildings" includes outbuildings such as chicken coops and greenhouses.

And as stated in the Architectural Standards:

- All perimeter fences should be of wooden rail and post construction. Any area in which a horse or horses are kept must be completely fenced with wooden rails and posts.

Please be aware: "While a guest house is permitted on a lot, please be mindful that the use of the guest house must be incidental to the residential use of the lot. Guest houses should not be used as a second dwelling. The Board reserves the right to review an owner's use of the guest house on a case-by-basis to make sure that such use is consistent with the covenants and with the expectations of other lot owners in the subdivision."

Communication

Website: hyalitefoothills.com. Find covenants, by-laws, architectural review forms and other info.

And, you can always contact the HOA board (see below) if you have questions or comments.

Your HOA Board for 2023 Fiscal Year:

Sallee Nelson, President
Mari Eggers, Vice-president
Tom Foubert, Vice-president
Anne Dingerson, Secretary
Martha Case, Treasurer

Contact at:

e-mail: info@hyalitefoothills.org

Mail:

PO Box 1994
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Thank you for being great neighbors!