

HYALITE FOOTHILLS NEWSLETTER

Spring, 2023



Our theme for this newsletter is: Spring and Summer Activities

Once the ground has thawed and the snow melts, it's time to prepare your home for spring and summer. Here are a few seasonal maintenance reminders:

- Change smoke detector and carbon monoxide (CO) detector batteries. If you don't have a CO detector, consider adding one near furnace, water heater, and other combustion appliances. CO is an odorless, colorless gas formed by the incomplete combustion of fuels and can lead to poisoning.
- Clean windows and screens to fully enjoy your views
- Check window screens for damage and repair any holes. A snowy Winter will melt into a mosquito rich Spring.
- Check around the house and under decks for containers or depressions that can create mosquito breeding areas.
- Check around the house and under decks for wood, brush, leaves or other materials that can catch a spark and ignite. A snowy Winter does not guarantee we won't have a fire season this summer.
- Spring is not too soon to contract with a snow removal contractor for next winter. Waiting until Fall might leave you at the bottom of a long waiting list.
- Planning for exterior paint and trim touch-ups. Repainting is a Minor change that requires Architectural review. Forms for submission are at <https://hyalitefoothills.com/hoa-documents/>
- Considering an addition or new building on the property. Changes to the foot print on the property are a Major change and require Architectural review. Adding a bedroom to the primary house or plumbing facilities to an out building will impact the septic system and require verification the system capacity can handle it.

Be Bear Aware: Despite the snow on the ground, it is spring! Bears are coming out of hibernation. Please secure garbage, grills, bird feeders, anything a bear could graze on. Remember, "a fed bear is a dead bear." For more information on bear safety, see: bebearaware.org

Noxious Weeds: It will soon be time to aggressively fight noxious weeds on your property. More info can be found at: msuinvasiveplants.org Common weeds to look for:



Spotted
Knapweed



Oxeye
Daisy



Hoary
Alyssum

As a reminder, the Montana County Noxious Weed Control Act states that it is unlawful for anyone to allow noxious weeds to propagate or produce seeds on their land.

Garage Sale: Mark your calendar: The annual Hyalite Foothills neighborhood garage sale date is June 3.

Summer Ice Cream Social: The HOA Board will host an ice cream social in Cougar Park. Date/time to be determined.

Water Quality and Quantity

With overwhelming member support, the Hyalite Foothills HOA recently participated in the effort to get the 31-lot Hyalite Creek sub-division off 19th Avenue denied with an emphasis on the impact to water quantity and quality. We suggest that HOA members should be similarly concerned about how our own actions are impacting water quality and quantity.

Water quantity is a real and ongoing issue that will not be resolved by a wet and snowy winter. More often while traveling through the neighborhood we see, or have experienced ourselves, a well drilling rig set up in the yard replacing a well gone dry. Careful planning in the amount of lawn irrigated and wise choices in plants; ideally native and arid climate tolerant can achieve a yard to be proud of without overtaxing the local aquifer. A well-maintained yard is something to be proud of; properly planned and maintained, there can be eye-catching parts of your landscape and can add value to your property while conserving the water resources. Montana State University Extension service and a local nursery with local knowledge are valuable resources

The Gallatin Local Water Quality District www.glwqd.org focuses on water resources education and water quality monitoring for increased awareness of water-related issues and public health. In a recent posting they made a statement that rings close to home – “In Gallatin County, there are approximately 20,000 permitted septic systems that discharge wastewater to our aquifer. Many of these systems were permitted in the 1970s and 1980s, and their capabilities to adequately treat wastewater are beyond the recommended 30-year lifespan. Additionally, many of these outdated systems are in neighborhoods throughout the county and City of Bozeman that are located along small creeks and streams. The single most important thing you as a resident of Gallatin County can do to protect our groundwater is to do your part to prevent non-point source pollution by having your septic system pumped every three to five years.”

Many of the systems in Hyalite Foothills were permitted in the 1970s and 1980s. Is your septic system adequate to protect our groundwater? Especially if considering an addition or new structure on the property, it is important for the health of our water quality to confirm the septic system can handle added load. Septic permit information is readily available through the County by the address searchable website at eagleweb.gallatin.mt.gov or healthygallatin.org

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 2022 Fiscal Year:

Sean Burrows, President
Arn Burdick, Vice-president
Sallee Nelson, Vice-president
Anne Dingerson, Secretary
Martha Case, Treasurer

Contact at:

e-mail: info@hyalitefoothills.org
Mail:
PO Box 1994
Bozeman, MT 59771

Thank you for being great neighbors!