

# HYALITE FOOTHILLS NEWSLETTER

## April, 2024



**By-law revisions:** The board is working with our attorney to **finalize** proposed revisions to our By-Laws. We hope to complete this process soon at which point you will receive a ballot to vote on the individual changes. Please vote and return the ballot ASAP after it arrives.

**Light Pollution:** We once again ask that everyone considers mitigating light pollution. Our architectural standards require exterior lights to be downward-facing. They should also be shaded so that direct light does not leave your property.

**Help Wanted:** Do you know someone with a drop arm sickle that can cut along the edge of our roadways? A few years ago, our longstanding contractor moved and we have been unable to find a replacement. If you know of someone with reasonable rates, please have them contact [info@hyalitefoothill.org](mailto:info@hyalitefoothill.org).

**Road Safety:** As always, we appreciate neighbors observing the speed limit, especially as the weather warms and there are more walkers, small children on bicycles, etc.

### Covenants

Our subdivision covenants are on our webpage ([hyalitefoothills.com](http://hyalitefoothills.com)) under Resource Center. We ask that everyone take a few minutes to review them. If you can't access the webpage, contact us at [info@hyalitefoothills.org](mailto:info@hyalitefoothills.org) to request a paper copy. As a reminder of a few key points:

- In regards to Article I A points 1-3: "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."
- Article I A point 8: No shop "set up as a permanent or temporary business for the purpose of a livelihood shall be permitted."
- Article I B point 4: "No swine, sheep, or other objectional animals or fowl shall be kept." (General practice has been that roosters are considered objectional.)
- Article III: "All buildings ... shall be approved prior to construction." This includes sheds, greenhouses and chicken coops. Color changes to buildings requires a "minor" review approval.

### Water Quality and Quantity

The well study conducted in 2023 was very informative. Please see Page 2 article for more details.

In 2024, we would like to continue the effort to determine if our Static Water Level (SWL) is dropping, and if so, how much and how fast. If you would like to participate, please email [info@hyalitefoothills.org](mailto:info@hyalitefoothills.org), with "SWL" in the subject line and you'll get an invite to sign up. Cost for group rate will be about \$35."

We also plan to conduct a water quality study (for nitrates, bacteria and perhaps metals.) Info will be forthcoming on how to participate

With the on-going concern for water quality, the Architectural Review process will require assurance that proper septic permit requirements are met for any construction which adds footprint or plumbing.

## Spring Cleaning

As we are moving into warmer weather, we encourage homeowners to consider the following maintenance items to keep our neighborhood looking good:

1. Clear the gravel from the road that was pushed from your driveway into the street
2. Trim back bushes and trees that are in the burrow pits (road easement)
3. Remove fallen fences
4. Cut tall grass along road frontage ( ~ one foot minimum). (See “help wanted” on page 1.)
5. Please note that burn permits are required for all open burning. Find more info at [gallatinburnpermits.com](http://gallatinburnpermits.com).

## Water Concerns and 2023 SWL study

While we learned that static water levels (SWL) have dropped for almost all (nearly 90%) of participating homes, we cannot tell from this whether the drop was solely due to the termination of irrigation, or if collectively withdrawing water faster than the aquifer is naturally being replenished is also contributing. We only have one homeowner (an engineer) who has three SWL data points over a span of 30 years. Those three points show (in his words) a linear drop of about a foot per year over that time span – but that is one well with only three data points. In short, we do not have definitive data, but we have reason to be concerned.

It would help tremendously to know who has had to redrill their well, and if so, what year that was and what the change in their SWL has been. If you know of folks who have done so, we (the HOA Board) would love to hear from them. The timing in relation to cessation of irrigation is important.

Sallee Nelson and Mari Eggers went to the public hearing on future land development, held at the public library in late March. In their 50 minute presentation, there was not one mention of water availability as a factor or a concern in long range planning. After the meeting, one of the planners said that they don't have any data on what's happening with the water table across the valley, and she would love to see our map if we are willing to share it.

The developer of the land adjoining our subdivision is reapplying, so time is of the essence.

We think there is an urgent need to do a county wide groundwater study to understand what our water availability is for current and future home wells. The State has 116 monitoring wells in Gallatin County, with water level data which could be analyzed, see

<https://mbmgwic.mtech.edu/sqlserver/v11/reports/StatewideNetwork.asp>.

TO PROVIDE PUBLIC COMMENT: Go to [envisiongallatin.com](http://envisiongallatin.com) to see all their maps and planning documents, and comment before **April 14<sup>th</sup>**. The planner said that anyone wishing to comment on water should go to “Land Use Profile Story Map” and then the “Local Services and Public Facilities” tab, then scroll down to the comment link.

## Communication

Website: [hyalitefoothills.com](http://hyalitefoothills.com). Find covenants, by-laws, architectural review forms and other info. Check out the website for updates on board meetings, newsletters and architecture reviews.

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](mailto:info@hyalitefoothills.org)

Mail:

PO Box 1994  
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**Thank you for being great neighbors!**