

# Country Estates Homeowners Spring Newsletter 2021

We are finally seeing signs of Spring! The birds are singing, the plants are starting to green up and the snow is almost all gone! We hope everyone is in good health and good spirits as we come into one of our favorite times of the year. As we get started on the warmer months, we wanted to share a variety of helpful information with you all.

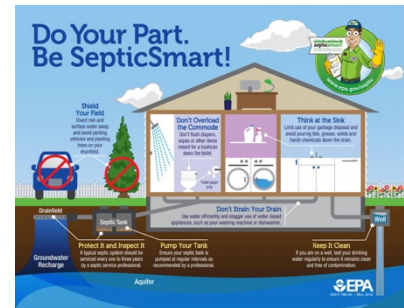
## Wanted: Participation in Neighborhood Garage Sale



CEHA will sponsor a neighborhood garage sale on July 24, 2021 if 6 homeowners pledge to participate. If there are at least 6, the Board will pay for the newspaper ads and allow use of the CEHA signs. Please send an e-mail to [ceha59901@gmail.com](mailto:ceha59901@gmail.com) if you want be part of the neighborhood sale on that date. If we get 6 names, you will get confirmation by email that the sale is a "Go"

## Be Kind to Your Septic System

You may have seen reports about municipal sewer systems being clogged with tissues, paper towels or wipes. Those of us on septic systems must be careful to only flush septic safe TP and nothing else. There are no safe "flushable wipes". Anything besides septic safe TP builds up and clogs your system. Guidelines for when to have your septic system pumped depend on tank size and the size of your family. A 1,000-gallon tank for two people should generally be pumped every 3-5 years. Eight people on a 1,000-gallon tank should consider pumping much more often, possibly every year.



## Are You Looking Forward to Summer Projects?



Home improvement season has begun. If you are planning any repairs or additions that will change the appearance of your home (including installing a fence), you will need Architectural Control Committee (ACC) approval for your project. If paint or shingles will be the same as the existing color, you do not need ACC approval. Please submit your proposal on an ACC form and three board members will review your request for compliance with the covenants. Committee members may

need to visit your home to understand more complicated projects. You will find the ACC form under "Resources" on the CEHA website. Please contact ACC Chair Luanne Metcalf, 752-5167, with questions about the process or to drop off a form. Forms can also be e-mailed to [ceha59901@gmail.com](mailto:ceha59901@gmail.com).

## CEHA Covenants

Covenants are enforced in our neighborhood. They run with the land we all purchased. Copies of the covenants are found on the CEHA website under "Resources". As a reminder, the covenants state the parking/storage of "campers, camping trailers, pickup campers, trucks over ¾ ton, boats, trailers or unlicensed vehicles, is prohibited unless screened from public view." The above items may be on a lot for three days for cleaning, repair, or maintenance.

Additional guidance is found in Flathead County Zoning Regulation #6, paragraph 6.11.050, which states “The parking of recreational vehicles in the front yard setbacks whether for storage or use shall be prohibited.” This means that our visitors who arrive in motorhomes or travel trailers cannot camp out in our driveways. Please make sure visitors have campground reservations in advance of their stay.

Please remember that garbage cans must be concealed from public view except for pickup and need to be removed from the street by 6 PM on the day of pickup. Cans should not be on the street the day after pickup or stashed behind vehicles where they can still be seen from the street.

The CEHA Board will continue to notify homeowners when a property is found out of compliance with our covenants. Thank you all in advance for maintaining your property and helping keep Country Estates such a desirable place to live.

### Pets and Neighbors



Pets are an important part of our neighborhood, but they can also be a source of conflict. Our covenants require that “All pets are to be leashed or fenced or otherwise confined to their owner’s premises.” Flathead County also has a leash law so dogs must be on leash while walking in the neighborhood. Wandering cats leave messes in gardens and kill songbirds. Neighbors do not appreciate someone else’s dogs running loose on their lawns or barking excessively. Let us all work together and communicate respectfully with our neighbors to resolve issues when we can. Otherwise, problems with unrestrained animals, aggressive dogs or excessive barking can be reported to Animal Control, 752-1310.

### Licensing Requirements on County Roads

To drive your ATV/UTV or dirt bike on public roads in Montana, they must be street legal, registered as a motor vehicle, display a proper license plate and be driven by a licensed driver. **All riders under 18 are required by state law to wear a helmet. (Montana Code, Title 61-9-417)** **These rules apply to our county roads in Country Estates.** Please keep your children and others safe by following these state laws.



### Traffic Safety Concerns for Country Estates



There are two major areas of concern for the way that drivers are driving in Country Estates, both of which could get residents and guests either seriously injured or worse. In addition, significant property damage could occur because of a traffic violation and collision. As property owners it is our responsibility to keep our roadways safe and our property owners and children out of harm’s way at all costs!

**The number One traffic concern is speeding on our narrow streets.**

The posted speed limit for the county roads that make up the Country Estates road system is **25 mph**. Many drivers, not all of them Country Estates residents, have been observed constantly driving over the posted speed limit. The posted speed limit is especially important as a safety measure for our children, residents out walking, and bicycle riders on our streets who must share the road as there are no sidewalks. We are seeing these speeding violations consistently on Arbour Drive West, Arbour Drive East, Ranch Road and Trailridge Road.



We are working with both the Flathead County Sheriff's Office and the Montana Highway Patrol, to actively enforce traffic violations in our community, before someone is seriously hurt or killed. In addition, because of the severity of these violations, formal charges may be signed against Country Estates drivers who are identified as failing to comply with the Flathead County posted speed limits if law enforcement is not available for traffic enforcement.

We are also talking to the Country View Estates Board of Directors to inform their residents; that these formal charges may also be applied to them if identified as failing to comply with the Flathead County posted speed limits unless they get ticketed/arrested by law enforcement officers first.

Since our roads are county assets, we will also keep in contact with the Country Road Department to keep them advised of safety issues caused by speeders to include Country View Estates residents who use our roadways.

### **The number Two traffic concern is failure to Yield the Right of Way at our uncontrolled intersections.**

It is amazing we have not had a serious/deadly collision at the intersections of Ranch Road and Trailridge Road, or Ranch Road and Arbour Drive East/West. The high rate of speed, especially at the intersection of Ranch and Arbour Drive East and West, has caused concern to many members of our community. The number of near crashes observed by and reported to the Board has escalated dramatically over the last year.



For those of you who may not be familiar with or simply have forgotten from your driver's education classes, the following information is to remind you how important it is to slow down and be prepared to yield at all uncontrolled intersections, not only in

Country Estates, but wherever you are driving.

For those folks that drive north and south on Ranch Road, please yield to the driver on your right, including the school bus. Failing to yield purposely puts your friends, neighbors, and other Country Estates residents at a huge amount of risk. Do you really want that on your conscious as well as facing the legal consequences of an accident?

### **Uncontrolled intersection right-of-way**

When there are no traffic lights or road signs controlling an intersection, drivers have only their knowledge of right-of-way rules to guide them. The following sections will talk you through the main rules to remember when establishing right-of-way without support from traffic control devices.

#### **First in, first out**

In most cases, vehicles will arrive at an intersection at different times. It is easy to establish who must yield in these circumstances, as the "first in, first out" rule applies. The driver who reaches the intersection first goes first; the second driver must yield until the first driver has completely cleared the intersection.

#### **Yield to the right**

This second essential right-of-way rule dictates who must yield when two or more vehicles arrive at an intersection in unison. When two cars arrive at the same time, motorists must yield the right-of-way to the vehicle to their right. If vehicles arrive at every entrance to the intersection simultaneously, eye-contact can be used to establish who will go first. If necessary, you can wave another driver through the intersection ahead of you.

“Yield to the right” does not mean you can automatically drive through the intersection if the roadway to your right is clear. Remember to watch out for vehicles approaching from the left and make sure they are going to yield before you proceed.

