

# Country Estates News

Issue # 1

<https://countryestateshoa406.com/>

Spring 2022



## President's Message

Well Country Estates Residents, it appears Spring is really starting to appear, though, for awhile I wasn't sure we were going to see it. Because Spring is upon us and Summer isn't far away, this newsletter is to help you prepare for our current and next season. I hope you take the time to read through the articles contained within.

**In addition, I would like to take a few moments to ask for your help, and for a small amount of your time.**

The current CEHA Board of Directors is in need of a few good men or women, who would be willing to volunteer a small amount of time serving on you HOA's board of directors. Currently there are two (2) vacancies on the board and a third position coming open in the near future. The time we are asking of you is a board meeting 7 months of the year that lasts no longer than 1 1/2 hours at the most. That adds up to about 11 hours of your time per year. In addition, there may be occasion that a small amount of time is going to be asked for to assist in committee work. Possibly another 7 to 10 hours per year. So for volunteering about 20 hours of your time per year, you are helping keep the Country Estates subdivision, one of the best looking, cleanest neighborhoods in Kalispell. We need your input, and your help. Please consider being a leader for your family and neighbors.

***If you are interested in volunteering, please contact me at [ceha59901@gmail.com](mailto:ceha59901@gmail.com) or contact any current member of the CEHA board of directors.***

## Country Estates Dues

Dear Neighbors,

I just wanted to let you know in advance that our HOA Dues Payments are coming up very soon. If you will recall, the board of directors changed the due date from October 15th of each year to July 15th to help our Treasurer collect and compile the dues before the end of the year.

In addition, due to the change of the dues date, the board allowed for a one time rebate of the \$100.00 per year dues to \$80.00. For the year 2022 dues, we are again charging the original \$100.00 per year.

You will be sent a formal request for your HOA dues the week of June 15th to allow you the time to get your dues sent prior to July 1st.



## Community Garage Sale



If there are at least 5 families interested in a Community Garage Sale, the CEHA Board will pay for the advertising.

The proposed date is Saturday, June 25th, from 8-3.

We would need a volunteer who is willing to put out the two CEHA Community Garage Sale signs and retrieve them after the sale.

Please e-mail us at [ceha59901@gmail.com](mailto:ceha59901@gmail.com) by **June 10th** if you are interested in having a garage sale that weekend. You will be notified via e-mail if the sale is a "go".

## Pets and Neighbor Issues

Pets are an important part of families. However, they can also be a source of conflict.

Our covenants clearly state “all pets, are to be leashed or fenced or otherwise confined to the premises.” This does apply to cats. We continue to have complaints about roaming cats. Not only do they use people’s gardens as a litter box, but they hunt and kill songbirds. Most people are not aware that many songbirds build nests on the ground which make these birds even more vulnerable. It is very frustrating for homeowners property to be violated by other people's pets.

Animal Control recommends setting out cages to catch non-compliant owners cats. They can then be taken to the animal shelter.

Remember, many homeowners choose this neighborhood because of the covenants.

Flathead County Animal Control handles complaints about dogs barking excessively as well as unleashed dogs.

CEHA covenants also address pets in Section 2a, “No poultry, birds, hogs or other livestock shall be kept or raised. Cats, dogs, or other small household pets not to exceed two in total number, may be kept.”



## Be Kind to Your Septic System

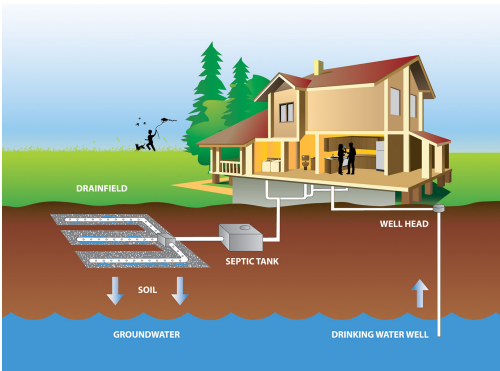
You may have seen reports about municipal sewer systems being clogged with tissues, paper towels or wipes. Those of us on septic systems must be very careful to flush only “septic safe” TP and nothing else.

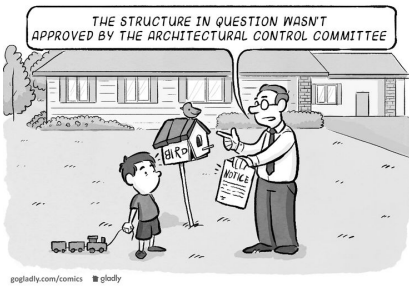
There are no safe “flushable wipes”. It’s also important not to flush prescription drugs or any chemicals into our systems. Anything solid builds up and can clog your system.

Because of the age of most of our septic systems in this subdivision, we are being watched by state agencies and Flathead County for possible septic systems failures which could effect the Stillwater river.

Guidelines for when to have your septic system pumped depends 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 more often, possibly every year.

If your system fails for any reason, including neglect, a replacement system is very expensive and must meet current county standards.





## 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. Three board members will review your request for compliance with the covenants.

The committee members may need to visit your home in order to understand more complicated requests.

Please give yourself plenty of lead time to plan your project and submit your form to the committee in a timely manner so your project will not be delayed.

You'll find the ACC form under "Resources" on the CEHA website.

<https://countryestateshoa406.com>

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 What You Need to Know

CEHA's covenants are enforced in our neighborhood. Copies of the covenants are found on the CEHA website under "Resources".

One important restriction is as follows: "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 however, may be on a lot unscreened for up to three days for loading, unloading, cleaning, repair or maintenance.

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



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 shouldn't be on the street 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 out of compliance with our covenants. Thank you all in advance for maintaining your properties and helping keep our neighborhood such a desirable place to live.

For additional information on the Country Estates Covenants, there is both the full sets of covenants for units one and two on the CEHA website as well as a revised copy of the covenant guidelines to reference, which will assist you in finding the proper covenant information you seek. Keep in mind, these guidelines do not replace the current covenants, they are there to assist in finding the covenant information you seek.

<https://countryestateshoa406.com/index.php/>

# Safe Driving is Not an Option



Let's stop for a moment and figure out what is important in our lives, family, and community. For most people, they will say the well-being and safety of their loved ones is most important, and I would agree with that.

Unfortunately, some individuals selfishly forget about everyone but themselves when they get behind the wheel of a car.

They show total disregard for children walking to and from school, when they are playing and when they are riding their bicycles. That same disregard applies to adults who are taking a walk, with or without their pets, as well as running, and bicycling along the roads of our community. We don't have sidewalks which is unfortunate, so children and adults must use the edge of the road to do their recreational activities. That means they must share the road with vehicles and what appears to be uncaring drivers.

The maximum speed limit in Country Estates is 25mph, but there are those drivers that don't believe they have to follow that speed limit. Some even believe, the posted speed is just a suggestion. Well, these roads in our subdivision are public roads/county roads and therefore are subject to violations of traffic laws.

Not only speeding violations, but also failure to yield violations, reckless endangerment violations etc.

Our streets are not a racetrack and those who use it as such are not Mario Andretti. I urge all homeowners in Country Estates to be willing to get license numbers and vehicle descriptions of any driver who fails to follow traffic laws in our community and report that information to law enforcement.

I am working with the Flathead County Sheriff's department and the Montana Highway Patrol to get officers to drive through Country Estates during peak traffic hours. I am also working to get their radar trailer set up at various times and different places in the subdivision over the summer.

Maybe the only way we will save a life in our subdivision is to be willing to observe and report drivers who are endangering the lives of our children and the adults of this community, plus being responsible drivers ourselves every time we get behind the steering wheel of our vehicles.