

# Country Estates News

Issue # 2

<https://countryestateshoa406.com/>

Summer 2023



## *A Note From Your HOA Board President*

Greeting to all of the Country Estates Homeowners.

I want to apologize that you didn't get a Spring Newsletter this year and you can blame that exclusively on me. I've had some real medical issues, and we almost lost our only Grandson due to a moto-cross racing accident. So it's been a bit busy to say the least.

Well as I am sure you are aware of it is the summer season, and it is Hot! I just wanted to stress some things you need to be thinking about as you are out and about, or even at home doing chores to insure you and yours are safe.

1. Wear proper sunscreen if you are out in the sun, even just for a short while.
2. Drink lots of water, and if you already drink a lot, drink more.
3. Don't exert yourself while working outside and get in the shade or indoors frequently to insure your health.
4. Be safe doing all those activities we love doing in the summer. Concentrate on what you are doing and save the alcohol use for when you are finished.
5. Last, everything is very dry and going to get drier. Please be careful where you throw your cigarettes, build fires in only approved areas and most of all, don't leave that fire until it is totally out on the surface and below. Also, here in the subdivision please keep weeds down or remove them because they are tinder for lightning strikes and other potential fire makers. If a fire breaks out, it could threaten everyone in the subdivision.
6. Again, please think about what you are doing, be careful, and take good care of yourself and others.

### **Reminder:**

**2023 HOA Dues were due by July 20, 2023**

**Country Estates Annual Meeting is Scheduled for  
September 21, 2023 via Zoom**

**Please, if we don't have your current email please send it to:  
[ceha59901@gmail.com](mailto:ceha59901@gmail.com)**

## Make sure your Pets are under your control.

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.

Please notify the board concerning roaming pets so appropriate steps can be taken. 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.

Please be more respectful when walking your dog, and do not allow it to pee on peoples landscape plants. It does kill the needles on evergreen trees and shrubs and it also kills perennials, just as it kills the grass in the lawn. And remember to pick up any messes your pet makes and take it home to dispose of. It is very frustrating for homeowners property to be violated by other people's pets.



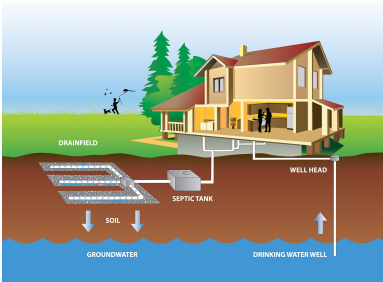
CEHA covenants also address pets in Section 2a, “No poultry, birds, hogs or other livestock shall be kept or raised. Cats, dogs, or other small household pets not to exceed two in total number, may be kept.”

## 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. Anything solid builds up and clogs your system. 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. Most septic pumping companies will give a discount if several neighbors agree to have their tanks pumped on the same



## 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. Committee members may need to visit your home to understand more complicated projects.

You'll 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).

### Little Libraries

The board has had inquiries about putting up little libraries in the subdivision.

We don't have any problem with a few of the libraries installed, but we have instituted some rules to insure that the libraries fit with our the beauty of our neighborhoods.

Thus, If you have a desire to install a library you must:

1. Submit a plan to the Architechtura Review Committee.

2. Install it in a safe location for drivers and pedestrians.

3. Only one library per street will be allowed.

The little libraries are a great addition to our neighborhood for our children, teens and adults.



## CEHA Covenants What You Need to Know

Outsiders frequently comment how nice Country Estates is for an older neighborhood. The first thing that makes the neighborhood look so nice is the way many neighbors maintain and improve our homes.

The second is enforcement of CEHA's covenants which helps provide a pleasant appearance throughout the 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.

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

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>

## Road Maintenance Issues

Because of the extreme dust conditions due to the lack of moisture that we are having to deal with, your Board of Directors has requested to have our road swept again like we did in the Spring. The County Road Supervisor explained that equipment has been put away and he has no employees he could break loose to help us. He did say he would send one of his road supervisors to inspect the situation and then he would make a decision as to what he can do.



On a related subject, the board is getting complaints from residents about folks blowing their grass clippings and other materials onto the roadways. There are no County regulations preventing this practice like there is concerning that it is illegal to shovel or blow snow onto the roadways. Please keep in mind that the grass clippings and other vegetation blown in to the streets dry out and then get scattered with the wind and drivers driving on the roads. This is being blown into our homes along with the dust on the roads.



Your Board of Directors is asking that you consider your neighbors when you are doing lawn and yard maintenance, not to blow grass and other materials onto the road.

## Road Safety in Our HOA is Not an Option



Well, it's summer and the Mario Andretti's of the area are out in force. We have drivers from Country View who don't know how to read and obey speed limits. Country Estates also has its share of speeders and traffic violators.

We have an abundance of folks walking, riding their bicycles, and kids playing out either on or just off the roads. If you are not obeying the speed limits and other traffic laws in our community, then we have a very real possibility of someone getting hurt or worse

The intersection at Ranch and Arbour Drive is going to see a major collision sooner or later because of speeding and very few drivers yielding the right of way.

The CEHO Board of Directors has made a formal request for a 4 way Stop Sign configuration, but the County said they would like to leave Ranch as a through street and put stop signs on Arbour Drive on both sides of Ranch which makes a great deal of sense.

They will be sending out their signage traffic engineer to see if that is the best solution.

We implore everyone to please drive the 25-mph speed limit or go slower if possible and obey all of the traffic laws in and around our community. Lives depend on it.