

HIDDEN VALLEY RANCHES - HOMEOWNER ASSOCIATION

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ANNUAL HOA MEETING – SAVE THE DATE – Monday March 16, 2026, at 6:30 p.m.

Location: Dayspring Church, Florence, MT

Included on the agenda will be

**Association financial report, Road Maintenance Report, 2026 Dues Increase, Budget and Projections
Board Elections if Quorum of 83 in attendance or via proxy is reached**

Association Roads

Association Maintained Paved Roads: Hidden Valley Road South, Bitterroot Drive (east and west) and Wheatgrass. Paved Road max speed limit is 35 mph, posted lower in some areas.

Association Maintained Gravel Roads: Fescue Slope, Aspen Way, Reality Way, Meadowlark. Gravel road max speed limit is 25 mph, posted lower in some areas.

The association is responsible for the all maintenance and snow plowing of the above listed roads.

All other lot access roads in the association are private, and maintained by the adjacent homeowners.

Homeowner's Responsibilities

- Adhere to the Covenants and Bylaws.
- Adhere to the posted speed limit and traffic signs.
- Keep the trees trimmed on your property that border the roads. The limbs should be trimmed high enough for the school buses, delivery trucks, and motor homes to clear. Homeowners may be held liable for damage to vehicles.
- Keep the vegetation mowed along your property and the road.
- Ditches – it is the responsibility of the Homeowner to keep culverts clear to prevent water from backing up and causing damage to the association roads.
- Firewise – take steps to protect your property by mitigating the fire spread hazards. A little bit of preparation to your property can go a long way. Go online to get tips and instructions on what you can do. <https://www.nfpa.org/education-and-research/wildfire/firewise-usa>
- Open burning REQUIRES a burn permit from <http://www.BurnPermits.mt.gov>.
- Please help the postal carrier by keeping your mailbox area cleared of snow. Your efforts will be appreciated.

Land Use and Buildings Reminder

ARTICLE VII. PROTECTIVE COVENANTS Section 1. Land Use: All Tracts in the above-described property shall be used for residential purposes only. No business, trade, manufacture shall be conducted thereon. No Tract shall be subdivided so any residential site contains less than five (5) acres. Buildings: No buildings shall be erected, altered, or placed or permitted to remain on any Tract or other than a dwelling, private garage and related out buildings. No temporary structure, trailer, mobile or other portable home, basement, tent, shack, garage, barn or to their outbuildings shall be used as a residence on said premises. See your Covenants for exact language. Note: The HVR Covenants are a legally binding document attached to your property. You may go to the HOA website to print a copy of your Covenants.

2026 Association Fees were due January 31st. If you have not done so, please make payment.

2026: Annual Assessments "Admin Fee": Has been increased this year over last year 2.7% or "\$1.00" for a total of \$54.00, due January 31st 2026

2026: Road Maintenance Charge: Will be increased by \$200.00 over last year, split into two billing cycles.

First Billing: \$498 due January 31st 2026. Second billing: \$200.00 due May 1st 2026.

2026: Total Road Maintenance Charge: \$698

Association fees are broken into two parts as outlined in our DECLARATION OF RESTRICTIONS, COVENANTS, AND CONDITIONS.

ARTICLE VI: ASSESSMENTS. Section 4. Annual Assessments; "Admin Fee" and Section 5. Road Maintenance Charges. "Road Fee"

Every parcel in the HOA pays the Annual Assessments, "Admin Fee" which covers liability insurance, legal and accounting fees. Parcels off the main HOA roads as determined by the HOA Covenants pay the Road Maintenance Charges.

15-Year Road Maintenance Schedule

Asphalt Overlay: Opting for an asphalt overlay can significantly enhance pavement durability, offering a smoother road surface while simultaneously providing stability and strength. The life expectancy of an asphalt overlay typically ranges from 10 to 15 years, depending on various factors such as the quality of installation, traffic conditions, and maintenance. Annual freeze-thaw cycles will also affect the life of the overlay. For this proposal, a 15-year life was used.

Assumptions:

- A 15-year life expectancy of asphalt overlay
- \$2.50 cost per square foot of overlay
- 680K square feet of paved roads in the subdivision requiring overlay

Using a 15-year cycle = 45,000 square feet of overlay would be completed annually; entire process would start again upon completion of the 15-year cycle

Projected cost for annual road maintenance:

Cost for 45K square feet of overlay per year = \$112,500

Road grading 215248K square feet every year at \$12K per year

Pot hole repair: \$10K every two years (expect less potholes over time with asphalt overlay) average = \$5300 per year Estimated total per year for road maintenance = \$129,800

Plus, the following budgeted annual expenses:

\$38K per year for snow removal/sand application

\$28.7K per year for loan payment through Feb, 2034

\$10K per year for emergency use

Total expense per year for road maintenance/snow removal/loan payment/emergency funds = \$206,500 which translates to \$956 per tract annually. Please note: this estimate does not take into account inflation/cost increases, or cleaning culverts and drainage ditches.

Monthly HVR HOA Board Meetings

The Association monthly Board meetings are held the 2nd Wednesday of every month at 6:00 p.m. at the Florence Carlton Middle School Building Room 507 located and to be entered through the south side of the building off of Long Ave.

Meet Your HVR HOA Volunteer Board of Directors, each serving a 2-year Term

Chris Roemer - Tenure 202503-202703 Current Officer Position - President

Open - Tenure 202403-202603 Current Officer Position – Vice President

Nancy Jennings - Tenure 202303-202503 Current Officer Position - Treasurer

Clyde Scott - Tenure 202503-202703 Current Officer Position - Secretary

Eric Kurtz - Tenure 202403-202603 Current Officer Position - At Large

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