

HIDDEN VALLEY RANCHES - HOMEOWNERS ASSOCIATION

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Good Day

Hidden Valley Ranches is a Homeowners Association that is covered and governed by a Declaration of Restrictions, Covenants, and Conditions. Please take the time to visit our web site where you can find more information.

Association Fees

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" 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.

2026: Annual Assessments "Admin Fee": Has been increased this year over last year \$1.00 for a total of \$54.00.

2026: Road Maintenance Charge: Will be increased by \$200.00 over last year, split into two billing cycles. First Billing: \$498 due the January 1st 2026. Second billing: \$200.00 due April 1st 2026.

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 \$960 per tract annually *Please note: this estimate does not take into account inflation/cost increases, or cleaning culverts and drainage ditches.*

Winter Snow and Plowing and yearly Maintenance of Association Roads

Please do not stop or impede our contractors as they provide the services they have been contracted to do. If you have a question or concerns, please contact the HOA board via email or phone listed above.

Please remember the speed limits within the HOA, adjust appropriately for road and weather conditions. During the Montana winter, expect roads to be hazardous at times; please drive safely.

Association roads plowed by the HOA: Hidden Valley Road South, Meadowlark, Reality Ln, Fescue Slope, Aspen Way, Bitterroot Drive (east and west) and Wheatgrass.

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 Elementary school. Please check the web site updated information. If you are interested in serving on the board, please come to our monthly meetings and participate; positions open up.

Your HVR HOA Board Members:

Chris Roemer (President), Penny Bertram (Vice President), Nancy Jennings (Treasurer), Clyde Scott (Secretary),

Eric Kurtz (At Large)