



## **Phase II Landowners PH2LOA Newsletter**

SEPTEMBER 2024

The Board reminds the membership that the ACC rules and covenants are posted on our website: <https://p2loa.netfirms.com/>

Please review and comply when making any changes to the outside of your property such as tree removal/construction or any other changes.

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**SAVE THE DATE!**



## **Annual Phase II Landowners HOA Meeting**

**Lindey's Prime Steak House**

**October 8th, 2024**

**6:30pm**

Steak Dinner with Shared Sides Provided for 2 People Per Lot\*

(Anymore than the two members per lot will need to pay for those extra meals. Cost estimated per extra person is around \$25/per person)

Reminder\* There will no \$50 drawings/no alcoholic beverages provided

PLEASE RSVP BELOW



**NEXT BOARD MEETING: DECEMBER 10TH, 2024, 4:30 PM**

**LOCATION: AT CODY BURN'S HOUSE**

Reminder Phase II Association Meetings are now the second Tuesday in March, June, September, and December. Everyone is welcome to attend.

New ideas/viewpoints/issues are encouraged!

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## **INVESTMENT IN CD's**

At the June meeting the board approved investing in more CD's due to higher interest rates. The board is investing in four CD's that will be tiered CD's. The board also approved to invest in one 15-month CD this October. The Board will leave a portion of money in the savings account. The CDs are easily canceled if we need the money. The board is trying to keep expenses to a minimum.

## **WELCOME TO OUR NEW BOARD MEMBER:**

After many years of hardworking service and dedication, our Secretary Flo Fenstad has decided to step down from the role. The new Secretary will be Cody Burns. He is excited to fill some big shoes and meet our neighbors at the annual meeting! Say "Hi," if you see him in town! **WE ARE STILL LOOKING FOR NEW BOARD MEMBERS!** If you have an interest, please send us an email.

The new board member information is listed here and will be updated on the website soon:

**President Shane Heupel....406-370-3417**

**Vice President Chad Santone 509-475-5271**

**Treasurer Kim Myre...406-799-4194**

**ACC Jon Kimble...559-352-1455**

**Secretary Cody Burns...406-499-0277**



### **REMINDER: HOA FEES DUE JANUARY 1ST**

The annual HOA fee's are due January 1st. The board is proposing the annual fee to remain at \$50.00 for 2025. We will be voting on this cost at the December meeting. Once decided, please mail to Phase 2 Landowners, PO BOX 1201, Seeley Lake, MT 59868 or drop off at the red lock box on Kim's home. Please email us with any questions or for the address at [phase2landowners@yahoo.com](mailto:phase2landowners@yahoo.com).

### **REMINDER: Republic Garbage Service Discount**

The Republic Garbage Services is giving our membership a discount for using their refuse pickup. The discount is quarterly \$77 for regular bin and \$87 for bear proof bin. There is a fluctuating gas fee added which is currently \$10. Since most members use the service, the Board feels it is a bonus for the membership. The Board researched the other garbage service which is more expensive and has not offered a discount at this time. This agreement does not stop those who self-haul. There are adjustments for seasonal members as well. If you are already using the service or if you wish to begin using the service, please contact Sam Boyd at 406-532-5127. She will need your lot number, name and physical address. She will adjust current users billing and process any new clients.

### **REMIND NEW NEIGHBORS TO STAY BEAR AWARE!**

We know the long time lot owners know this, but remind your guest, vacation renters or new neighbors, the bears are around! Please bring your garage cans out on the SAME morning of refuse pickup and bring back the can to your home on that SAME day. This prevents bears coming to investigate at night. Also, remind them it is ILLEGAL to feed the deer. Not only can it potentially result in high fines, the food intended for deer can actually be harmful for them and attract bears and other wildlife. Please remind the newcomers, visitors or any renters of these rules!

### **REMINDER: Vacation Rentals Allowed in Phase II**

Vacation Rentals are now allowed in PH2. Our President Shane Heupel is still looking into the guidelines. If you have questions or concerns, please contact Shane or send us an email.

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## **LOOKING FOR WEED SPRAYING VENDOR!**

We are still taking information for weed spraying vendors. Please contact the Board members if you know of anyone who can service PH2. You can also email information to our email at: [phase2landowners@yahoo.com](mailto:phase2landowners@yahoo.com)



Enjoying good food over the fire while camping at Salmon Lake State Park! April 2024

*Photo Submitted By: Maecy Burns*

Send your photos to our email: [Phase2landowners@yahoo.com](mailto:Phase2landowners@yahoo.com) for a chance to be featured on our newsletter or our website. Please include your name and a description of the photo. Please note the photo will be shared online.

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Contact The Phase II Landowners Association:

President Shane Heupel....406-370-3417

Vice President Chad Santone 509-475-5271

Treasurer Kim Myre...406-799-4194

ACC Jon Kimble...559-352-1455

Secretary Cody Burns...406-499-0277

Mailing Address:

P2LOA, PO Box 1201, Seeley Lake, MT 59868

[Phase2landowners@yahoo.com](mailto:Phase2landowners@yahoo.com)

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Our mailing address is:

P2LOA, PO Box 1201, Seeley Lake, MT 59868