

Welcome to Countryman Creek Ranch!

On behalf of the Homeowners Association, I would like to take this opportunity to welcome you as a member of our community.

The Homeowners Association functions in accordance with the Covenants, Conditions, & Restrictions and Bylaws, which can be found on our website at www.countrymancreekhoa.com. We have an annual members meeting that is typically held the first Saturday in May at the Columbus Fire Hall. We have a five-member board that is elected by the membership, with a President, Vice-President, Secretary, Treasurer and Member-at-Large. Our association fiscal year runs from May through April. Currently the annual assessment (2020-2021) is \$184.47 per tract, for which you should receive an invoice at the beginning of the association fiscal year. Assessments are due by the date of the annual meeting each year. Dues increase 3% each year, 2021-2022 dues will be \$190.00. The following are some of the highlights of association information that you may find helpful:

- 1.) The association currently maintains two community wells for members to draw non-potable water for firefighting protection.*
- 2.) Snowplowing is not an association obligation. Homeowners need to be prepared for winter weather conditions and the likelihood that roads may be difficult to traverse. If the HOA receives significant snowfall, a grader may be called out to assist, but this is not guaranteed.*
- 3.) Building plans should be submitted prior to the beginning of any building project and the HOA Board has 30 days to respond. If the Board does not respond within 30 days the building project can proceed.*
- 4.) The HOA board is made up of Volunteers. Please have patience as the board works toward the improvement of the HOA.*

Current Board Members are: Brian Brouillette (President), Matt Hoppe (Vice President), Tamara Kretzinger (Treasurer), Rebekah Brouillette (Secretary), and Candiss Jett (member-at large).

Please take the time to contact a board member, or send us your preferred contact information so we can keep you informed. The HOA mailing address is P.O. Box 352 Columbus, MT 59019. You can also contact the board via e-mail at board@countrymancreekhoa.com.

Again, Welcome!

CCR HOA Board