



# ALTA VIEWS HOMEOWNERS ASSOCIATION

2019 Fall Owners Newsletter

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## Board of Directors

Mark Watkins – President  
Ron Lench – Vice President  
BJ Lepinski – Treasurer  
Steve Larson - Director  
Mark Panissidi– Director

## Community Management

Montana Community Management  
(406) 837-4536  
[support@montanahoa.com](mailto:support@montanahoa.com)

Visit [www.altaviewswitefish.com](http://www.altaviewswitefish.com) to access the owner's only HOA website. The "Login" button will direct you to the web portal where you can:

- ✓ View owner account statements
- ✓ Schedule automatic dues payments!
- ✓ Update owner contact information
- ✓ Access CC&Rs, HOA policies & meeting minutes

Contact MCM at (406) 837-4536 or [support@montanahoa.com](mailto:support@montanahoa.com) if you need assistance with your login.



Welcome to another fantastic Flathead Valley fall/winter season! It's the time of year when most of us are huddled inside with our families or thinking about spending the day on the slopes. Either way, we hope you are enjoying this beautiful season with your families.

Below are a few items that your Board of Directors would like to communicate to all owners and residents of Alta Views. Thank you to our valued owners for your patience during the transition of the community. Living in a full-time construction zone is not easy, but we are fortunate to live in such a beautiful, friendly neighborhood.

## Development Update

Construction is underway in Phase 2 which adds 26 new units (including the former model homes) to the community. Units are available for pre-sale and the new inventory is expected to hit the Whitefish real estate market this fall.

## What Does A Caretaker Do?

We've received some questions from owners over the last few months about the Caretaker's duties, so we thought this would be a good opportunity to introduce Jerry Burns (former Board Member and former resident in the original Condos at Deer Creek). Jerry works for the Management Company and assists with onsite maintenance of the common element green spaces, clubhouse, gym and spa maintenance, and general building maintenance, etc. Your Board of Directors feel that Jerry has a wide and deep breadth of knowledge when it comes to caring for the property and note that he is proud to serve its residents.

## Outdoor Spa Update

The spas were closed earlier this summer for safety concerns. We are happy to report the spas are being upgraded with new heaters, pumps, lights, covers and are being resurfaced and tiled for many more years of enjoyment. With to the latest weather surprises, the spas are expected to reopen on October 18<sup>th</sup>.

## Other Deferred Maintenance Projects

Your Board of Directors has authorized improvement projects currently in progress on the property and are reviewing several others to occur over the next couple of years to address improvements and deferred maintenance to the Clubhouse, and older buildings on the property. For the latest information and updates, please visit the owners only web portal from [www.altaviewswitefish.com](http://www.altaviewswitefish.com)

## Newly Formed Committees

An architectural committee and a social committee have recently been formed at Alta Views. The architectural committee will be working with the Board of Directors to develop several standards for the community, and the social committee will be looking at what types of future activities and amenities would best serve residents. If you have ideas or are interested in serving on a committee, please contact the management company!



## Welcome New Neighbors!

Many new Alta View neighbors have joined the community in the last six months. Please welcome these folks as you are out and about the community!

- **Sean & Dee Dillon** / 83A Elderberry Loop (April)
- **Andrew & Jennifer Giles** / 71B Elderberry & 38B Hickory Loop (May/ July)
- **Kevin Roe** / 60B Elderberry Loop (May)
- **Brent Conrad** / 60A Elderberry Loop (May)
- **Daniel Singer** / 77A & 77B Elderberry Loop (June)
- **Barry Castle** / 83C Elderberry Loop (June)
- **Kody & Tessa Coxen** / 66C Elderberry Loop (June)
- **Gail Jokerst** / 71A Elderberry Loop (July)
- **Reisch Family Partnership** / 12 Units on Elderberry and Hickory Loop (July)
- **Trevor & Sara Dunbar** / 38C Hickory Loop (August)
- **Janelle Gentry** / 406 Sperry Ct. (August)



## Domestic Water/Sewer Billing

Domestic water/sewer rates are controlled by the City of Whitefish. Just like a cable and refuse collection company, the City of Whitefish charges for service whether the service is used or not. In other words, if you are on vacation, or your unit is unoccupied, your unit will still be charged for base water/sewer services. The HOA passes charges to owners approximately one month after the HOA incurred charges on your behalf. Submeters installed in your unit designate what your unit is billed for over and above the base rate for the month. Owners in the former Deer Creek units receive a water/sewer allowance in lieu of receiving bulk internet/cable.

## Unit Maintenance Needs

The Caretaker at Alta Views is available to assist with minor owner tasks such as clearing driveways of snow, replacing light bulbs or performing interior checks and minor repairs. Please contact Jerry Burns at Complete Home Services at (507) 358-6637 for your individual unit needs.

## Garbage Cans, Bear Attractants & Wildlife Sightings

A reminder that by city ordinance, all garbage cans at Alta Views are to be stored in garages when not at the curb. With cooler months approaching, bears are looking for food sources available in the valley. Montana FWP also recommends that owners hang bird feeders only in the winter. We encourage residents to contact the management company to report bear or other potentially dangerous wildlife sightings so we can inform residents.

## Pets & Pet Refuse

For liability reasons, please do not tie off your dog (or another pet) outside your unit unsupervised. In addition, please be sure you are cleaning up after your furry friend so everyone can enjoy the lawns and walkways without incident. -Thank you!

## Snow Safety

Alta Views HOA will be maintaining the common element roadways and sidewalks for snow this winter. If you notice any dangerous areas, please contact the management company and we'll make sure the service provider and/or Caretaker is aware.

## Boats, Trailers, RVs, Utility Trailers, etc. Parking

Boats, Trailers, Campers, Motorhomes, Boats, Rafts, Utility Trailers etc. are allowed in the community for loading and unloading purposes only. Non-compliance with this rule will result in a fine to your owner account. There are no exceptions to this policy.

## Stay in Touch and Informed



Please be sure to update your contact information on the owner's only HOA web portal accessible from [www.altaviewswitefish.com](http://www.altaviewswitefish.com) so we can reach you with important information about the community. If you need assistance logging in, please contact the management company. Let's keep your dollars hard at work investing in the community and not postage!

## Have a safe and happy fall!

Alta Views Homeowners Association Board of Directors  
Montana Community Management

