



# Alta Views HOA

## 2021 Winter Owners Newsletter

### Issue Highlights

- Landscape Maintenance
- Pet Protocol
- Parking Regulations
- Neighbor Communication
- Welcome New Owners
- Community Reminders
- Owner Contact Information

### 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)

### HOA Web Portal

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.



We hope you and your families enjoyed a healthy holiday season and the arrival of winter! It has been said that the solutions to community-wide problems are often not found in the governing bodies and documented policies, but within a community made up of good neighbors. As your elected Board, we have noticed a concerning trend in our community and would like to ask that for a concern involving your neighbor, you start with your neighbor. Please courteously and calmly share with them how the behavior is impacting you, and ask for their help in solving the situation. This step gives your neighbor the benefit of correcting the issue as your neighbor before you escalate to the management company or the Board. We subscribe to the theory that this is how a friendly and effective community environment is created and sustained. If you don’t know your neighbor well, or if for other reasons, you feel reluctant to approach your neighbor, please reach out to the management company of a Board Member for direction on how best to proceed.



Respectfully,  
Alta Views HOA Board of Directors

### Landscape Maintenance Update



With the sale of many new units this summer and fall, we are excited to announce that the community will be under the care of a professional landscape service for the maintenance of the green spaces in the community starting in April/May. We ask for your patience while the service gets established and starts to make headway on some of the more problematic areas.

### Pet Protocol in Alta Views



We love your furry friends as much as you do, however, Alta Views falls under the City of Whitefish Animal Control ordinances. This means if a dog is outside your unit, it must be on a leash. In addition, the City ordinance states that you are responsible for collecting

all animal by-products when walking your pet in the community. Residents and owners of units with tenants who continue to allow their dogs to bark excessively, wander off-leash, or soil common areas and/or sidewalks without cleanup may be fined by the HOA and referred to the City’s Animal Control Officers for additional investigation & penalties.



### Parking Regulations Reminder

Per the CC&Rs for the Alta Views community and to allow for emergency vehicle access, parking of authorized vehicles is allowed in two places.

1. Inside your unit garage
2. A public space in the community

Vehicles not in use may NOT be stored in the public spaces in the community. If your vehicle is tagged repeatedly, you will be fined. Your Board is fully aware of the challenges oversized vehicles present and will be distributing a revised set of

Rules & Regulations to address overnight parking in public spaces. Thank you in advance for your cooperation.

## Snow Removal

Thank you to our residents who have been mindful of access for snow removal activities on the property. Please keep an eye out for orange cones signifying snow storage locations and areas that must not be blocked for access to clear snow. Please do not use snow melt on the concrete sidewalks of new units – doing so will cause damage to the curing concrete that you may be held liable for.

## On Site Amenities Hours Reminder

The Clubhouse is a heavily monitored facility, and your access operates on a schedule. The activity room/fitness center is open from 5AM-10PM and the spas from 9AM-10PM. Staying beyond the posted hours may result in suspension of privileges and/or a fine applied to your owner account. If you are renting your unit, please remind your tenants of the same.

## Renting Your Unit?

Per the Rules & Regulations for the property, owners are required to supply the HOA with a copy of your lease agreement and register all tenants, vehicles and pets belonging to your unit. Please note that the owner or unit manager is responsible for supervising move in/move out activities of tenants. If damage to the common elements occur, owners will be held liable for expense of repairs. Please see the HOA website [www.altaviewswhitefish.com](http://www.altaviewswhitefish.com) owners page for the Owners & Tenant Information forms and inform your tenants of the covenants and rules of the community.

## Have a Maintenance Need?

Please look for the “?” icon at the top of the Owner’s Web Portal to submit a “Service Request” for the exterior of your unit or a common area on the property. Please include as much detail as possible, and we’ll log your request and follow up with you in 5-7 days.

## Welcome New Owners!



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!

- Stetson Koffman** / 15C Sagebrush Ct. (October)
- Christian Nefzger** / 15A Sagebrush (October)
- Greg Stephan & Christina Murray** / 502 Silverleaf (October)
- Kim & Gregg Ibes** / 15B Sagebrush (October)
- Erin Shoemaker** / 34B Hickory Loop (October)
- Elsa Hansen & Jonathan Parrett** / 28A Hickory Loop (October)
- Cynthia Parry & Peter Strauss** / 57A Hickory Loop (October)
- Dustin & Kimberly Miller** / 16B Sagebrush Ct.
- Catherine Cullnane & Patrick Torosian** / 83A Elderberry Loop (November)
- Amy Smock** / 11B Sagebrush (November)
- Michael & Andrea Forni Barnard** / 28C Hickory Loop (November)
- Triskel Investments** / 402 Sperry Court (November)
- Harrington Summit Partners, LLC** / 20A Hickory Loop (November)
- Shivaun Wood** / 41C Hickory Loop (November)
- Brenda Woodward** / 47A Hickory Loop (November)
- Brenda Woodward** / 41A Hickory Loop (November)
- Jacob Harding** / 20B Hickory Loop (December)
- Stacey Lujan** / 512 Silverleaf Dr. (December)
- Joshua & Virginia Knapp** / 134A Hawthorne Ct. (December)

## Have a Suggestion for the Community?

We are always on the lookout for good ideas! If you have a suggestion for the property, please complete a suggestion form available on the front page of the owner’s-only portal and send to [support@montanaho.com](mailto:support@montanaho.com) or visit the clubhouse and drop it in the suggestion box!

## Stay in Touch & Informed



Please be sure to update your contact information on the owner’s only HOA web portal accessible from [www.altaviewswhitefish.com](http://www.altaviewswhitefish.com) so we can reach you with important information about the community. If you need assistance logging in, please contact the management company.

