

Welcome to our first quarterly news article.

As many of you know there has been a construction boom in Red Lodge Country Club Estates, especially in the Diamond C area. This boom has caused a trash issue within the association. Several property owners have reported that construction trash has been found throughout and that trash has not been properly maintained within construction dumpsters. The recent windstorms have made this situation increasingly worse. We would like to thank all property owners that have taken it upon themselves to pick up trash. Below is a plan to remedy the situation:

As of today, all services that provide dumpsters to construction sites will be required to have screen tops. All contractors will be made aware of the city code (referenced below). If a contractor violates the code they will be fined by the city. In addition, Jeff Schmidt, declarant for RLCCE, will include a \$500 deposit to be paid along with the Architectural Review for new construction. Homeowners can contact the city if they see a violation of the dumpster code. If a construction site is fined by the city the \$500 deposit will not be returned and will be given to the Property Owners Association. Upon completion of construction and the site was not fined by the City, this deposit will be returned to the new construction property owners. All funds collected from trash violations will remain in the association and be dispersed at a later date under the guidance of the board and property owners.

Red Lodge City Code 4-1-16 requires that “Solid waste shall be stored in metal or plastic containers having tight fitting covers and shall be handled in a manner that does not: (1) attract bears, rodents, flies or other animals; (2) generate odors perceptible beyond the property line or allow liquid runoff; or (3) permit blowing of paper and other lightweight waste.

The board of directors is taking the proper steps to ensure that the entire association continues to be a clean and safe environment. Our hope is that this step will diminish future trash issues.

Thank you,

RLCCEPOA Board of Directors