



President's Letter Fall/Winter 2006

Preliminary Plat Design and Its Impact to Lonesome Dove Ranch (See insert in this Newsletter)

An eight Lot subdivision has been proposed, located southwest of Section 35, Lot 32.

The *Holding Pen Subdivision* as it is called, may negatively impact the property values of our subdivision unless several of our concerns are addressed.

The planning and assignment of easements

for roads and utilities through or adjacent to property belonging to members of our association have not been submitted or approved by the Architectural Control Committee or the Board of Directors of the Association.

The Board requests the Association members to express their concerns to the Madison County Planning Board and the owners of the Holding Pen Subdivision, Sentinel Creek Ventures LLC. Their addresses are

provided below:

Address of Property Owner:

Sentinel Creek Ventures, LLC
244 Main St.
Ennis, MT 59729

Agent of Record:
Shiloh Klatt

Address of Madison County Planning Board:

Madison County Planning Board
PO Box 278
Virginia City, MT 59755

Paul Straszewski,
LDRHA President

Winterizing your Home : find details at ... www.lonesomedoveranch.org

From our website...

- | | |
|----------------------------|-----------------------------|
| 1. Clear your gutters | 6. Face your windows |
| 2. Block those leaks | 7. Don't forget the chimney |
| 3. Insulate yourself | 8. Reverse that fan |
| 4. Check the furnace | 9. Wrap those pipes |
| 5. Get your ducts in a row | 10. Check your alarms... |



A weasel visiting Lonesome Dove in 2006....

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Special points of interest:

- *Gravel pit in Sphinx Mountain Ranch*
- *Fire Danger - planning*
- *LDRHA Board of Directors for 2006-2007*
- *Voting for new \$25 fee for road maintenance*
- *Holding Pen Subdivision being planned—see insert for more information*

Holding Pen Subdivision

The Holding Pen Subdivision is being planned for the area south of Lonesome Dove Ranch.

Current plans include allowing access to this subdivision for future residents through Lonesome Dove Ranch.

This could be an issue for people living along the road/s used by future Holding Pen Subdivision residents.

Furthermore, there is a proposal that the Lonesome Dove Ranch electrical grid would be tapped for The Holding Pen's electrical power.

Take a look at the Lonesome Dove Website for more information and a detailed map of where The Holding Pen Sub is planned. A small diagram is included to the right.

Let your thoughts on this upcoming de-

velopment be heard. Contact a member of the Board of Directors at the numbers or emails listed in this Newsletter.

What you can do...

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Snow Removal Policy

Snow Removal Policy

Adopted: November 16, 2005.

Snow remaining on the roads (not drifts) at a depth of 5 inches or more will be plowed within 24 hours after the storm has stopped. If there are heavy winds the plowing will be postponed until the wind subsides. Plowing will be done only once per storm. Each season two (2) people will be appointed to call for the plowing of the roads



Fire Danger to Lonesome Dove Ranch Homes and Grasslands

At the Annual Lonesome Dove Ranch Homeowner's Meeting, we had a speaker from the local Fire Department. He suggested that if we added more cisterns to match our housing capacity it might make it easier to find insurance for the dwelling. At the present time because we are over 10 miles from a fire station it's difficult to find an insurance company who will

underwrite a policy for our homes.

Currently, there is one cistern in our neighborhood immediately inside the entrance on the north side of the road. The fire fighters indicated that this would be depleted to very quickly in an emergency.

In the following months look for more info on this subject. If you have suggestions please pass them on to us.

Fire remains a danger to our neighborhood ... we must make sure we can handle a fire should one occur

Become a Volunteer for LDRHA

Who can Join?

Any homeowner in our community interested in the issues and topics facing our community. Members must be able to dedicate enough time to participate and make a difference in the organization.

Benefits of Serving on the Board or a Committee

There are several benefits to becoming a Board member or serving on a committee. Our members are close friends

and we have a great time when we get together. Of course we also have a common interest, and we hope to further the cause of the Association.

To join a committee, all you need to do is contact a Board member or attend a Board meeting and speak up. The standing



Volunteering is a great way to get involved and meet your neighbors!

committees we have are:

- Architectural
- Election
- Land Management
- Maintenance

Fill out a Volunteer Form on the Lonesome Dove Website and get involved! :

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Negative Impacts of the Plat Design on Lonesome Dove Ranch

- A 60-foot easement plan along Lots 1, 16 and 17 for a East-West roadway.
- An additional 60-foot North-South roadway intersecting with the E-W road, impacting Lots 17 and 32.
- A 20-foot Utility easement taken from Lot 17 to connect to our existing electrical and telephone lines. This additional load may adversely impact our utility service. No impact assessment has been provided.

What you can do...

The Board requests all Association members to express their concerns in writing to the Madison County Planning Board and to Sentinel Creek Ventures LLC.

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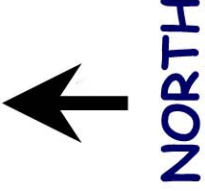
Address of Madison County Planning Board:

Madison County Planning Board
PO Box 278
Virginia City, MT 59755

PRELIMINARY PLAT OF HOLDING PEN SUBDIVISION

Being the Northwest Quarter of Section 2,
Township 8 South, Range 1 West, Principal Meridian Montana, Madison County, Montana

Purpose of Survey: To create tracts of land for sale
Owners & Commissioners of this Survey: Sentinel Creek Ventures, LLC

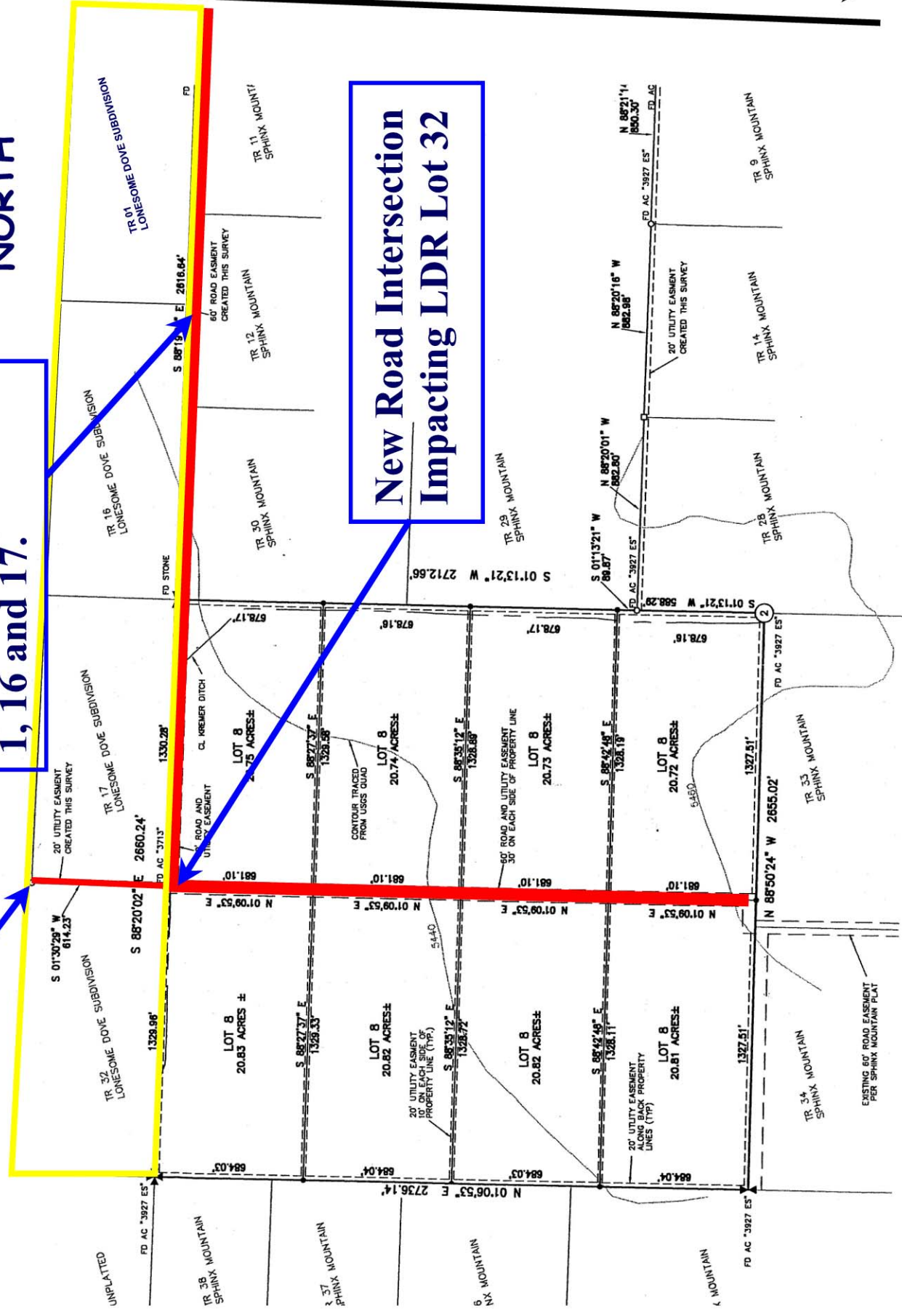


**20-ft Utility Easement
taken from LDR Lot 17.**

**A 60-ft Road Easement
Adjacent to LDR Lots
1, 16 and 17.**

**New Road Intersection
Impacting LDR Lot 32**

Highway 287 to West Yellowstone



Sphinx Mountain Ranch Gravel Pit—Shut down

We are pleased to report that the gravel pit, illegally operating in Sphinx Mountain Ranch subdivision to the south of Lonesome Dove Ranch, has been shut down.

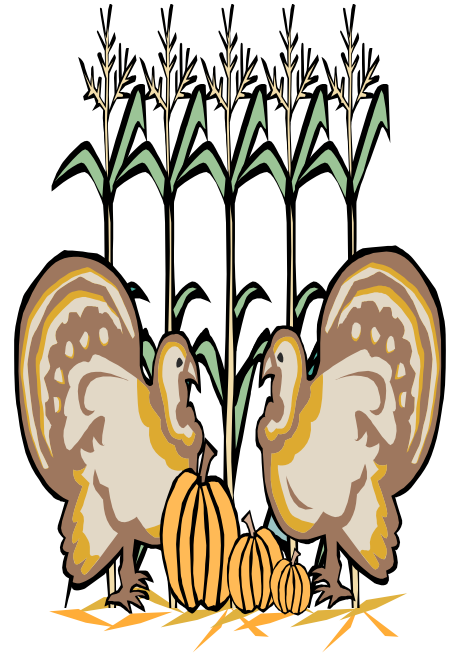
The owner/s of this lot have agreed to not operate a commercial gravel pit or any other such enterprise in the future, and will be building a speculation log home on this corner lot for sale.

Sphinx Mountain's covenants allow for commercial properties or enterprises on the lots border-

ing the highway (thus the bed and breakfast along the highway), but specifically forbid mining, drilling, pits, etc.

Thanks to our neighbors in Lonesome Dove Ranch for promptly taking action to shut down this illegal, noisy and unsightly affront to our beautiful valley.

If you have further questions about this incident, or missed the pictures of it, you might want to contact a member of the Board of Directors for more information.



Land Management Enrichment Program

Problem: Over the years Lonesome Dove land has sat stagnant. The grass, which flourished here, is dying off and weeds are taking over. The dried tall grass is a disaster waiting to erupt into a range fire that would devastate the owners with buildings. It would also create an expense to all lot owners because of fence repair and or replacement.

Proposal: The responsibility of each Lot owner is to mow every other year and spray the weeds on the off years. When building is taking place on a lot all bare ground must be sprayed. If a lot owner has never mowed their lot, the first mowing would take place by July 2007, and then they could skip one year.

Expected Outcomes: Weed cutting and

spraying will leave the lot owner with healthy grass that will, in time, choke out weed proliferation. This is safe and helps owners with their responsibility to maintain their lots.

For further information on weed cutting, equipment or recommendations for an herbicide, contact:

Anderson, Dick & Jack
Madison Valley Ranchlands Group

LDRHA Directors for 2006-2007

Paul Straszewski - President

63 Lonesome Dove Rd.
Cameron, MT 59720
406-682-3055
406-682-3055 (fax - call first)
strasz1@msn.com

Directors-at-Large:

Tom Hardeman
PO Box 185
Cameron MT 59720
406-682-3177
tomwy4@yahoo.com

Jay McQuillen

75310 Fairway Drive
Indian Wells, CA
92210
406-682-3424
jmqui5402@aol.com

Dick Anderson – Vice President

31 Staggers Lane N
Cameron MT 59729
406-682-5292 home
406-682-5292 fax (call first)
rilia@3rivers.net

Mike McNulty

5474 Golf Drive
Lolo MT 59847
406-546-0483
grizzwin@msn.com



**Lonesome Dove Ranch
Homeowners Association**

LONESOMEDOVENEWS@YAHOO.COM

Lonesome Dove Ranch HA
PO Box 212
Cameron MT 59720



First Snow of the Season!

Check out YOUR website !!
www.lonesomedoveranch.org

Address Correction Requested

IMPORTANT~~~ Your Vote Required by December 1st!!!

There are some urgent matters that need your immediate attention, please respond by **December 1, 2006**.

With rising costs all around, the Directors have proposed asking the membership for a special yearly assessment of \$25.00 per lot to be used **only** for the roads.

Our present dues are not adequate to take care of the roads as they should be and we are finding it necessary to cut corners in providing necessary services.

Please cast one vote per lot owned.

Please indicate your response to this proposal, Cut this section out of the newsletter, and **MAIL IT by DECEMBER 1, 2006**, to the address on the right column.

“Add \$25.00 per year per lot. Funds would only be used for the roads.”

Number of lots owned: _____

Yes _____

No _____

Abstain _____

Name of Lot Owner

Mail your vote to:

**LDRHA
PO Box 212
Cameron, MT 59720**

Thank you for participating in this important vote. We need to keep our roads passable!

Cut out this section and MAIL!