

# NEWSLETTER

## Driving Safety Policy in Glastonbury

UPDATED AUGUST 2019

To Glastonbury Landowners:

Occasionally the Glastonbury Landowners Association (GLA) has received complaints regarding unsafe or noisy driving practices by individuals on GLA platted and private roads. Complaints have included driving above the posted speed limits, private property trespass, disturbance from loud noises, and damage to private roads and newly surfaced platted roads.

Please review the following policy and be sure to share these requirements with your family, renters and guests.

All individuals who drive vehicles (including snowmobiles, motorcycles and ATVs) on Glastonbury platted roads are required to uphold the following:

- Possess a current driver's license
- Possess current legal vehicle registration
- Drive prudently, with caution when approaching children, pedestrians, and bicyclists, especially at night when wildlife are harder to see.
- Observe stop signs and posted speed limits. Driving above the posted speed disperses gravel from the road surface, causes washboarding, and wastes your assessment dollars
- Drive prudently when weather conditions such as snow or ice necessitate slowing down
- Avoid disturbing neighbors with excessive vehicle noise
- Respect private property; Do not trespass upon private roads or land



Thank you for upholding these driving standards.

## President's Letter

Despite the coronavirus situation, the board has accomplished a lot already this year.

The board successfully negotiated a lawsuit out of court, potentially saving the landowners thousands of dollars.

The Governing Documents Committee has been working hard to revise the Bylaws and put these revisions before the landowners. You were asked to vote on what changes you approved of. Ballots needed to be mailed by July 18th to count.

The Project Review Committee has redone some of the forms required for building to make them more user-friendly and easier to understand. Also the instructions were reworked, including clarification on what does and doesn't require a project review application.

As always, our road maintenance contractor, Standish Construction, has done a great job maintaining our roads.

Hope you all had a wonderful 4th of July despite the COVID-19 situation.

Newman Brozovsky  
GLA Board President



We wish to extend a heartfelt formal thank-you to former board member Ken Hurley for his dedication and service to the community.

Ken served as Vice President, as a member of the Legal and Governing Documents Committees, was a past co-chair of the Road Committee, and was always willing to step in to help wherever he was needed. He will be greatly missed. We wish him the best in his future endeavors.

## Discharge of Firearms in Glastonbury Policy

UPDATED APRIL 2009

In recent months the Glastonbury Landowners Association (GLA) has received several inquiries of concern regarding the discharge of firearms in the Glastonbury Subdivisions. Although the Association does not regulate the use of firearms, except for prohibiting their discharge or use for hunting on "Common Lands" (see "Covenants for the Community of Glastonbury, Section 7 - 7.01d), it does strongly recommend holding strictly to the safe and considerate use of firearms so that Landowners will not find themselves in the position of either being a nuisance or an endangerment to their neighbors.



Park County does not regulate the discharge of firearms outside of municipal city limits, yet the sheriffs do strongly recommend specific gun safety practices and encourage those who own guns to participate in gun safety courses. The sheriffs have informed us that any individual discharging a firearm becomes legally responsible for that round of ammunition wherever it may go. This includes the ricochet phenomena and any physical or property damage that may ensue. They have suggested that property owners establish safe shooting ranges on their property (i.e. shooting towards a hill

where there is soft sand or dirt without rocks; best lined with old tires filled with sand). An individual should never shoot in a direction where there is a home or road behind the intended target.

Shooters are reminded that the high-powered weapons intended for deer and elk hunting have a range of three (3) miles and the bullet can penetrate several inches of oak. In areas where homes are in relatively close proximity, there is no safe place to shoot. Only those locations with adequate space and background can be considered safe for the shooting of such weapons. We hope that individuals in Glastonbury who discharge firearms will strive to be considerate of their neighbors and choose not to act in any

manner that would impose a sense of fear or concern upon them. One way this might be accomplished would be to give a courtesy call to neighbors (within hearing range) when planning to discharge a gun. A quick call to neighbors to inform them of the location of the shooting range and that safe measures have been taken to prevent an accident could greatly alleviate any stress or confusion regarding the nature of the sound of gunshots.

Thank you for your serious consideration of this message.

## Election Volunteers Needed

Plans are underway to prepare for the Annual Election. Volunteers are needed to help organize materials, prepare and collate the mailings, verify eligibility, count ballots, and certify the final results. This usually takes 14 to 18 people. Many Landowners have volunteered for years and we appreciate them very much. Please consider giving a few hours of your time for the Election.

Pending the outcome of the July Landowner survey for the manner in which the Election Meeting will take place, and subject to any current Montana COVID-19 condition guidelines, it is possible there may be modified access to the Election meeting, or there may be a vote by absentee ballot only. If so, volunteer tasks will be simplified, and easy to perform!

To volunteer, please send an email to [info@glamontana](mailto:info@glamontana) using the subject: VOLUNTEER

Your Volunteer Board of Directors thanks you.



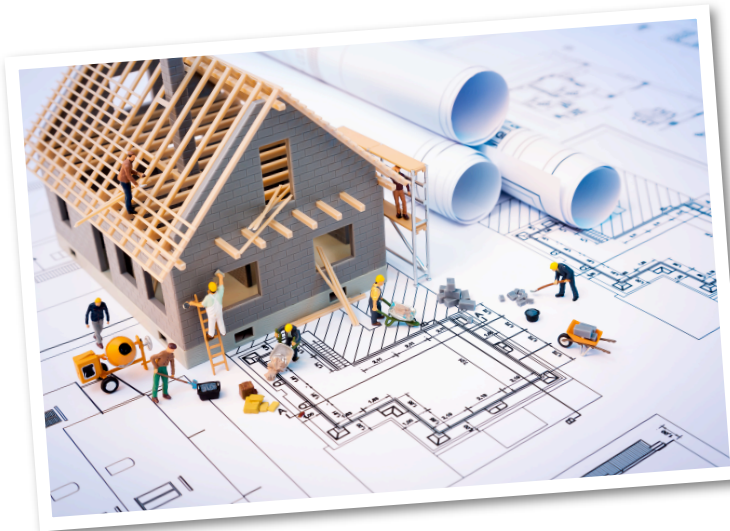
## Making the Building Projects Process Easier

Early this year the Project Review Committee (PRC) set the goal of simplifying the project review process by revamping project instructions, application and forms as well as creating regulations pertaining to all aspects of the review process.

Although the majority of fees were not increased, the application fee was doubled to cover the cost of the GLA Administrator's time. Also, the cap on the refundable construction bond was doubled to \$500 to encourage landowners to clean up and restore the land at the end of the project.

The revised instructions now include a list of what landowners do not need to do a review process for, such as buildings under 200 sq. ft., uncovered decks, patios, etc. and a list of projects that do require an application and the forms to submit for each of them.

Because there was some confusion about the requirements for different types of buildings, the committee created forms for each different type – Form A-1 Residence, A-2 Outbuilding (fewer than 500 sq. ft.); A-3 Accessory Building (500 sq. ft. or more); A-4 Addition, and A-5 Guest House.



Each form contains the specifications for that particular type of project.

This past spring, a landowner engaged in significant blasting to prepare land to build atop a hill. Even though blasting had been

written on the typographical map submitted to the PRC and board, the extent of the work, and the amount and size of flying debris was a surprise to the neighbors and to the association. As a result, a new Form K was created for projects that will involve blasting. Detailed plans will need to be submitted and approved,

and neighbors will need to be alerted when blasting occurs from this point forward.

Writing regulations will likely take a while and be an ongoing process. Currently, a regulation about how long the association will hold construction bonds before considering them forfeited and moving them to the general fund is with our attorney for review. The PRC is currently working on a regulation regarding

violations and fines. All proposed regulations will be sent to landowners for 30-day review.

We invite all landowners to check out the new materials under Building and Construction on the GLA's website.

## Pets in the Neighborhood

**\*\*Correction –** The March 2020 newsletter erroneously stated “GLA Covenant 4.02 requires that all animals to be restrained on their owner’s property by well maintained fences and gates.” The correct language from Covenant 4.02 is as follows: “Landowners’ Animals. Landowners desiring to raise or keep animals of any kind, including dogs and pets, must restrain them

within their own land to insure (sic) that they will not trespass on other parcels or adjoining roads or land.” The last line of the covenant refers to maintenance of fences or gates: “Landowners are solely responsible to maintain and keep fences, gates, and cattle guards on their property in good working condition and repair in accordance with state law.”



## Fire Prevention

### Community Preparedness

Each year, wildland fires consume hundreds of homes in the Wildland-Urban Interface. Studies show that as many as 80% of the homes lost to wildland fire could have been saved if their owners had only followed a few simple fire-safe practices. For example, create defensible space zones to act as a layer of protection between your house and the approaching fire by not keeping firewood close to your house and cutting the grass within 30 feet of all buildings.

### Prevention of Wildfires

Our goal is to raise awareness and educate our community on ways to reduce their chances of starting a wildfire. Human-caused wildland fires can be broken down into eight categories: campfires; smoking; debris burning; arson; equipment; railroad; children; and miscellaneous (fireworks, explosives, ammunition, gas/oil). Over 60% of wildfires in Montana are human-caused, with debris burning, campfires, equipment and vehicles as the primary causes.

### Top Tips for Fire Safety in the Home

Install smoke alarms on every level of your home, inside bedrooms and outside sleeping areas.

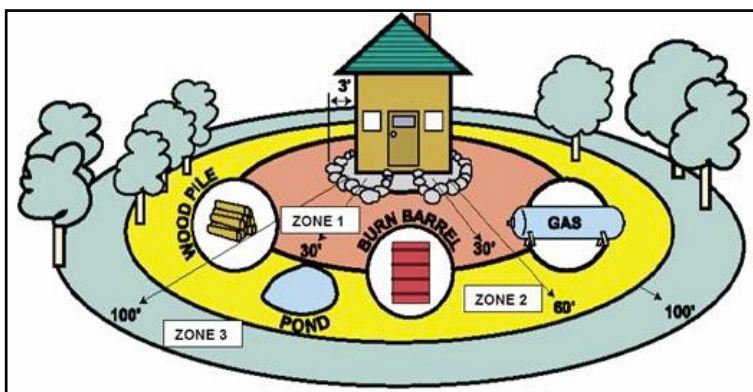
Test smoke alarms every month. If they're not working, change the batteries.

Have a fire extinguisher in the kitchen

Talk with all family members about a fire escape plan and practice the plan twice a year.

If a fire occurs in your home, **GET OUT, STAY OUT and CALL FOR HELP**. Never go back inside for anything or anyone.

There is no better time than now to prepare and educate your family. Make sure your family knows what to do in case of a home or wildland fire.



## Well Logs

It is the responsibility of landowners to ensure their well drilling contractor provides the state of Montana with a well log that contains the location, depth, flow, quality and cost of the well. Some well drillers are not in the habit of submitting their reports to the state. Therefore, the board requests landowners encourage their drillers to do so or to submit it to the state themselves.

Although Covenant 5.12 Subsurface Water Use states that landowners need to submit their well report to the association, the board voted on two different occasions, in June of 2018 and in October of 2019, to waive the well log requirement as eligibility for board elections. The 2019 vote was for two years to give time to the Governing Documents Committee to recommend a change to the well log requirement. Because the State of Montana keeps all well logs, there is no need for the association to keep them as well.

To find information about your well or where and how to submit well log information, contact the Ground Water Information Center that is administered by the Montana Bureau of Mines and Geology, which tracks well logs in Montana and administers an online database with well information and water quality data. You can find them online at <http://mbmggwic.mtech.edu/>

**The GLA's Official website is: [www.glamontana.org](http://www.glamontana.org)**

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