

# Glastonbury Landowners Association Newsletter

Spring ~ 2008

## Board Updates

We hope you are finding this warm spring season a welcome change!

The Board has continued to develop legally-sound and standardized processes for addressing various Landowner concerns, along with streamlining our daily operations. This has enabled the Board to function more efficiently.

As always, we welcome your input and ideas for making our community a better place to live. We encourage you to get involved and perhaps venture out and meet your neighbors!

We also wanted to let you know that Randy Mosness (our Board member from South Glastonbury elected in November) resigned due to health reasons. The Board wishes Randy a speedy recovery. We welcome Frances Owen to the Board and thank her for stepping in as Randy's replacement.

## Fire Protection

As a reminder, our Covenants require spark arresters on all new residences or dwellings. An older log home in North Glastonbury recently burned completely to the ground because spark arresters had not been required when it was built. Although they are still not required for older homes, we strongly encourage all owners to have them installed on their chimneys and stovepipes. Also, for your information, stovepipes need to be cleaned each year to help prevent such tragedies. See [www.firewise.com](http://www.firewise.com) for more information.

## Road Maintenance

The Road Committee is working to finalize an overall maintenance plan and chip sealing proposal for North Glastonbury. This past winter, we witnessed a very wet season with one of the heaviest snowfalls in recent years. As a result,

extra snowplowing and sanding was required which resulted in the expending of a larger portion of the road budget than anticipated. Because the sand was not sheltered and ultimately froze, it became unusable. The Board recently remedied this problem by purchasing a Quonset building at a discounted price.

The GLA owns one snowplow truck and uses it for North and South Glastonbury. Each year we must hire outside help to plow areas we are unable to maintain. This winter, our main contractor's truck broke down, and our other contractor was not always available. To resolve this dilemma, we hope to secure a second snowplow truck so that we will have one available for each Glastonbury location in the upcoming winter season.

The GLA grades, gravels and snowplows 22 miles of roads each year. This past winter, because of the heavy snowfall, we spent more on snowplowing than anticipated. Although the price of gas continues to rise, this year we have managed to allocate more funds toward road maintenance than last year. Spring grading will begin soon and additional gravel will be added to those less traveled roads that we were unable to reach last year.

## North Glastonbury Park

Many people have filled out surveys and offered their input and suggestions for the 20-acre designated parkland site. Ideas have included Shakespeare in the Park; a Fiddler's Picnic as a fundraising event; development of a Community Garden; and a Saturday Farmer's Market. Other suggestions included a baseball field, basketball court and walking path. Eventually, we hope to build a community building to host cultural and sports events. For those who have not yet participated, we

ask you to mail your ideas to the PVRC Board, at P.O. Box 906, Emigrant, MT 59027.

If you are interested in a Community Garden, please contact Danilee Howe at 333-4839

Last year, some fencing for a tennis court was donated. But, at the present time, we need cement and labor to set it up. If you would like to help or donate to this project, please contact William Smith @ 333-9040.

## PVRC ~ Recreation

Soccer Season is quickly approaching! For sign-up information or to volunteer for field maintenance, call Debbie Marks at 222-8880.

Ian Scott, 333-4240, is organizing a Micro Soccer Club, ages 11-14, for spring scrimmages.

A Soccer Camp will be held in July, and the Recreational Soccer Season begins at the end of August. We are looking forward to a fun season.

Recently, the IRS requested additional information to finalize the 501(c)(3) tax-exempt status of the PVRC. This information was provided and an IRS agent stated that a final letter of approval should be forwarded in 4-8 weeks. This PVRC will then be able to accept tax-deductible donations for the park's development and operate with its own funding. In order to establish the park as a useful center for community events, sports and recreational activities, we need community funding. You can mail tax-deductible donations to the PVRC, at P.O. Box 906, Emigrant, MT 59027.

If you would like to donate materials to be used in developing the park, contact Janet Naclerio (333-4406) or Jodi Allen (333-9086). Please do not leave items at the park without making prior arrangements. Thank you.



### Spring Cleaning

April 22<sup>nd</sup> is Earth Day and the GLA Community Committee would like to help coordinate a Spring Spruceup/Cleanup event for the weekend of May 3-4 ... *if* there is sufficient interest. Some ideas for this weekend includes:

- A neighborhood "Adopt a Road" Cleanup day and get-together
- Offering bare root trees at near cost
- A group discount on backhoe and dump truck work for cleanup, gardens or shelter reclamation
- A deadfall cleanup effort and clearing a walking path along the creeks
- Supporting our local Girl Scout Troop by donating tax-deductible items for their garage sale. This is a great time to clean out closets and garages! Please call Val O'Connell (223- 8730) to donate items.
- Coordinating a community garden for those who would prefer to garden with others.
- Clearing away junk cars! Did you know that the county will tow away old junk cars at no cost? -- See your tax dollars at work. Contact Clay Williams (222-4156).

We welcome any other ideas for cleaning up or improving our community. If you would like to assist or coordinate a cleanup effort in your neighborhood or perhaps organize a community picnic or get-together, please contact Laura Boise (333-4405) as soon as possible so that we can determine the level of interest.

One more idea ... as a reward for everyone's hard work, we hope to highlight the season with a community picnic this summer!

### 3- Day Forest Workshop

Are you or your neighbors interested in learning more about your forest? The MSU Forestry Extension Office is offering a 3-day workshop on Forest Management including wildlife, fire, range and silviculture. A workshop will be held in Bozeman on April 23, 24 and May 2. You may contact the Forestry Stewardship Coordinator, Cindy Bertek at (406) 243-2773 by April 9. If you are interested in attending a workshop in Emigrant on May 8, 9 and 16, please contact Frances Owen (333-9898) or Cindy *no later than April 24*.

Ten people are required to register before the Emigrant workshop is confirmed.

See the workshop description at [www.forestry.umt.edu/extensionforstry](http://www.forestry.umt.edu/extensionforstry).

### New Rule

A concern was recently brought to the attention of the GLA Board by Landowners who felt there had been a violation of our legal documents.

Because there was some confusion regarding the interpretation of the Glastonbury Covenants established in 1998 and the Master Plan adopted in 2007 relating to this concern, the Board consulted its attorney, who recommended establishing the enclosed Rule to clarify what the governing documents uphold. Please review the Rule and send in your written comments to the Board by May 9.

For your information, there will be a brief comment period for Landowners at the May 12 Board Meeting.

## Friendly Reminders & Info

### E-Mail Newsletter Subscription

If you would prefer to receive your newsletters by e-mail, please sign-up at the GLA website, [www.gla-mt.org](http://www.gla-mt.org).

### Board Meeting Dates & Agenda

Our Board meetings now generally fall on the *second Monday* of each month; meeting dates can be found at the GLA website.

If you have a suggestion or a matter you would like the Board to address, the GLA's policy is to contact the appropriate Committee Chairperson and ask for assistance. If necessary, it will be placed on the agenda of the upcoming Board meeting. A proposed agenda item must be received at least 15 days prior to the scheduled meeting.

### Board Member Contact List

For your information, enclosed is an updated Board of Directors contact list including officers, committee positions and the administrative staff.

### Transfer of Property Ownership

If there has been any change in the ownership of your property, please advise the Board the new owner's name, address and phone number and the final date of sale. Send this information to GLA, P.O. Box 312, Emigrant, MT 59027 -or- fill out the "Transfer of Ownership" form available on our website. This will enable our Landowner database to be kept up-to-date.

### Reporting Vandalism

See the GLA website for tips on reporting acts of vandalism.

### The GLA Board



**RULE AND REGULATION 1.01**  
**OF**  
**GLASTONBURY LANDOWNERS ASSOCIATION, INC.**

**A RULE AND REGULATION OF THE GLASTONBURY LANDOWNERS ASSOCIATION, INC. PROHIBITING THE GROWING OF MARIJUANA, OR ANY OTHER PSYCHO-ACTIVE OR HALLUCOGENIC DRUGS OR SUBSTANCES ON PROPERTY WITHIN THE COMMUNITY OF GLASTONBURY.**

THIS RULE AND REGULATION is made and adopted this \_\_\_\_ day of \_\_\_\_\_, 2008, by the Board of Directors of the Glastonbury Landowners Association, Inc. pursuant to its powers described below.

**WHEREAS**, the Restated Declaration of Covenants for the Community of Glastonbury ("Covenants") were made effective on the 26<sup>th</sup> day of September, 1997, and filed with the Park County Clerk and Recorder as document no. 124, page 548;

**WHEREAS**, the Covenants, Section 2.07 and Section 10.01, authorize the Association to adopt reasonable rules and regulations consistent with the intent and enabling provisions of the Covenants and the Master Plan;

**WHEREAS**, the Bylaws of Glastonbury Landowners Association, Inc. ("Bylaws") were adopted in June 1997;

**WHEREAS**, the Bylaws, Article VI(B)(10), authorize the Board of Directors ("Board") for the Glastonbury Landowners Association, Inc. to act on behalf of the Association and to adopt rules and regulations from time to time for the conduct of the affairs of the Glastonbury Landowners Association, Inc. and the enjoyment of Members; and the Bylaws, Article VI(B)(14), empower the Board to carry into effect the Bylaws and to implement the purposes and exercise the powers as stated in the governing documents; and the Bylaws, Article XI(A) also empower the Board to make and enforce rules and regulations;

**WHEREAS**, The Master Plan expressly prohibits any violation of Federal Law and the growing of marijuana is currently prohibited by Federal Law.

**WHEREAS**, the Board has received complaints that marijuana is being commercially grown on property within the Community of Glastonbury, and that real estate agents have been receiving numerous phone calls from third parties interested in purchasing or leasing land within the Community of Glastonbury for the purpose of growing marijuana;

**NOW, THEREFORE**, it is the Board's opinion based on its review and interpretation of the Covenants and Master Plan, as well as the intent of such documents, that growing marijuana, and/or the growing and/or production of any other psycho-active or hallucinogenic substances, drugs, or herbs, regardless of any claimed "medicinal" benefits, are prohibited on any or all property located within the Community of Glastonbury. Now, for the purpose of expressly setting forth the Board's interpretation of the governing documents, and for the health, safety, and welfare of Members within

the Community of Glastonbury and pursuant to the Board's express and implied powers, the Board adopts the following Rule and Regulation;

**NOW, THEREFORE, THE BOARD ADOPTS THE FOLLOWING RULE AND REGULATION:** Pursuant to the Board's interpretation of the Covenants and Master Plan, and in accord with the intent of the Covenants and Master Plan, no current owner (or their heirs, executors, administrators, successors, and/or assigns), successive owners, lessors, and/or possessors of property within the Community of Glastonbury, or any other person or business, are permitted to grow marijuana, or any other psycho-active or hallucinogenic substance or drug on any property within the Community of Glastonbury. This rule and regulation expressly prohibits marijuana, and or any other psycho-active or hallucinogenic substance or drug from being grown outdoors and/or indoors in residential dwellings, guest houses, barns, sheds, shelters, or any such other structure.

**BE IT FURTHER STATED** that this Rule and Regulation does not in any way effect the Board's ability to enforce the existing Covenants and Master Plan as against any person and/or business currently growing marijuana and or any other psycho-active substance and or drug on property within Community of Glastonbury, and reserves the right to evaluate the growing or production of any substances which it deems objectionable, whether State or Federal Law prohibit such substances or not.

**BE IT FURTHER STATED** that reasonable notice of this proposed Rule and Regulation was provided to all Members as required by the Bylaws, Article XI(C).

**PASSED AND ADOPTED** by the Board of Directors of the Glastonbury Landowners Association, Inc. on this \_\_\_\_ day of \_\_\_\_\_, 2008. This Rule and Regulation shall be attached to the Bylaws and shall be effective as of the date it is passed and adopted.

[illegible]