

# Glastonbury Landowners Association

Newsletter ❧ February 2025

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## Meet the 2025 GLA Board

### Executive Officers

PRESIDENT: Doug Gill

VICE PRESIDENT: Tim Brockett

TREASURER: Claudette Dirkers

SECRETARY: Vacant

### Committees

#### COMMUNITY PROPERTY

**John Carp**, Jaime Rambo and Charlotte Mizzi

#### COMPLIANCE

**Joe Bezotsky** and Doug Gill

#### ELECTION

Claudette Dirkers, **Tim Brockett** and Debbie Newby

#### FINANCE

**Claudette Dirkers** and Tim Brockett

#### GOVERNING DOCS

**Tim Brockett**, Claudette Dirkers, Debbie Newby and Alicia Dearing

#### LEGAL

**Doug Gill**, Claudette Dirkers and Tim Brockett

#### PROJECT REVIEW

Doug Gill, Tim Brockett, Tyson Wright, Steve Anderson, Alicia Dearing, John Carp and Phillip Pickens.

#### ROAD MANAGEMENT

Doug Gill and Tyson Wright

#### ROADS

Doug Gill, **Tyson Wright**, Tim Brockett, Claudette Dirkers, Joe Bezotsky, John Carp, Alicia Dearing, Jaylyn Jensen and Debbie Newby

Snowplow dispatcher: Tyson Wright; Snow scouts: John Carp and Byron Kassing

#### GLA WEBMASTER

Tim Brockett

Note: Chairpersons shown in BOLD

North Glastonbury Ombudsman - Linda Ulrich

South Glastonbury Ombudsman – Miriam Barker

Committee meetings are open for landowners to attend. Please visit the GLA website calendar of events for committee meeting dates and times.

**Legal Notice** - Brown Law was replaced by Crowley Fleck of Bozeman for GLA legal counsel.

## 2025 Board Meeting Schedule

Monthly meetings are either held via Zoom or at Emigrant Hall in Emigrant, beginning at 7:00 p.m. unless otherwise noted.

January 13	May 19	September 15
February 18	June 16	October 20
March 17	July 21	November 17
April 21	August 18	December 15

November 8 – Annual Meeting

Please note that meeting times may be subject to change. Please check the GLA website for updated information:

<http://www.glamontana.org/>

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## ~ President's Letter ~

Change. Whether we invite it or not, it comes. And that is true of Glastonbury.

I am a relative newcomer, owning property here only 4 years. But, even in the short time I have been around, things have changed. I live in High North. When we purchased up here, it was largely undeveloped. There were only two homes and very little traffic. Now, just a few years later, there are six dwellings and two more planned. High North is not alone. The Project Review Committee has reviewed dozens of projects all across Glastonbury, including requests for subdivisions, which as you know, increases the density in our community. What is more, the use of new and existing homes for short-term rentals has flourished here.

All of this leads to one fact that we cannot deny, and we should not ignore...*more traffic in Glastonbury*. More traffic has consequences. It leads to greater wear and tear on the road network, more demand for snowplowing, and increasing concerns about road safety. It should come as no surprise that the community road network is the single greatest responsibility of the Association, and, by far, the greatest financial commitment in the budget every

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single year. The Roads Committee and the Board of Directors spend significant time working on all the road issues.

You should know, however, there has been substantial division on the Board about the best path forward on these matters. Candidly, there is strong disagreement. Over the next couple of months, the Board will be taking up some very impactful debate regarding our roads, and how the current and future work gets accomplished. Decisions will be made about capital projects, long-term maintenance projects such as chip-sealing on the paved roads, and modernizing the GLA Road Policy, which has remained unchanged for 17 years. The Board must determine how finite financial resources will be allocated to an abundance of needs. I encourage you to contact Directors with your feedback and attend both committee and board meetings. Your participation and viewpoint are important.

In addition to the emphasis on roads, the Board is also addressing other matters. The Office of the Treasury has done an incredible job updating processes and procedures. This led to much higher assessment collection rates, and the ability to prepare and review financials much faster. Also, we have a webmaster who is actively keeping the GLA website current. This avenue of communication will get better and better throughout the year and should be seen as a vital link between community members and the Association leadership. Communication leads to engagement, and that is a specific goal for 2025...*more community involvement.*

We all know that in recent years, the cost of everything has gone up, and up by a lot. Certainly, unwelcome change. Food and fuel, and just about everything, is more expensive. GLA is not immune to inflation. Yet, the GLA has not been increasing annual assessments at the same pace prices have risen. But this year the Board did approve a modest 3% increase in assessments to partially offset these rising operating costs.

Your Board of Directors is working diligently to faithfully discharge their responsibilities and strive to make this community the very best it can be. Keep in mind that members of the Board are volunteers and making the best decisions they can. You are invited to be a part of the process. Please attend meetings and make your voice heard. Since all meetings are accessible through Zoom, there is no excuse not to attend! Thank you.

Douglas W. Gill, President



John Carp pulled a vehicle out of a ditch on steep and narrow Gemini Hill

## GLA Road Plowing and Sanding

The Glastonbury Landowner's Association (GLA) is responsible for plowing and sanding almost 19 miles of platted roads under their jurisdiction. Your driving safety is our primary concern.

Winter is beautiful in Montana. Snow-covered mountains, bright sunshine and cold, crisp air exhilarate the senses. Wintry weather also brings snow and ice to our roads. All-wheel-drive vehicles, snow tires, sometimes chains and enhanced driving skills are essential for safe winter driving. Montana vehicle owners typically stash a bag of sand in the trunk, have a full tank of gas, a sturdy steel snow shovel and a warm sleeping bag for extra wintertime safety.

Standish Excavation LLC, is dispatched when snow accumulation exceeds three inches. The Standish crew also sands, as needed, while plowing or when requested for unsafe road conditions. The current dispatcher is the Road Committee Chair Tyson Wright.

Volunteer snow scouts monitor conditions, measure snow depths, and communicate directly with the GLA dispatcher.

Anyone in the community can email the Board at [roads@glamontana.org](mailto:roads@glamontana.org) with a request to plow or sand GLA platted roads. Please only make the request if snow or drift accumulation is more than three inches or if there are slick roads in need of sanding.

Sending along photos and identifying specific

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locations help to pinpoint areas in need. The GLA Road Committee receives requests, inspects reported road conditions, and dispatches the snowplowing/sanding crew, as necessary.

Driveways, unplatted roads, and Dry Creek Road plowing are not the responsibility of the GLA. Please call Park County Roads at 406-222-4137 to request plowing and/or sanding on Dry Creek Road.

Please consider volunteering as a community snow spotter. We always welcome your assistance, and the greatest need is in both Lower South and Lower North Glastonbury. Snow spotters send road condition reports on a regular basis to [roads@glamontana.org](mailto:roads@glamontana.org). These routine reports will help us better serve you, your neighbors, and visitors.



## Pay Assessments Online

This is a friendly reminder that GLA assessments may be paid **online via PayPal at:**

<http://www.glamontana.org/electronic-payments/>

No PayPal account is required. You can pay as a guest and use any valid credit card.



## Get Email Updates and News by Eblast

Our newly redesigned E-blasts will provide you with advance notice of the GLA Board and committee meetings. Each colorful E-blast contains helpful information and links to online resources. Subscribe by emailing [info@glamontana.org](mailto:info@glamontana.org)



## Thank You Gravel Donors!

**Thank you to the following landowners who so generously donated gravel to South Glastonbury in summer of 2024:**

Bob & Laura Baker  
Zane Curry  
Andrew & Victoria Field  
Byron Kassing  
Ryan & Kameko Ramirez  
Dennis & Wendy Riley  
Spectec, Regina & Walter Wunsch



## Are You Planning to Build?

The Covenants require that construction projects, including roads, driveways, and most property improvements, must be submitted to the Association for approval prior to beginning construction. It is the Board's role to ensure that standards and requirements outlined in the Covenants and Master Plan are adhered to. To have the Project Review Committee evaluate your project and make timely recommendations to the Board, please visit the Project Review web page link below. Allow several weeks to months to break ground if Park County permits are required. Detailed instructions, forms, checklists and helpful information may be found at:

<http://www.glamontana.org/projects/>

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## Office of The Treasury

The Office of the Treasury recently updated assessment statements for improved efficiency. Each statement has a detachable stub with your name, parcel number and amount due. When mailing your payment, please remember to include this stub inside your envelope.

During the summer of 2024, we automated the collections process. Every month we calculated the amounts due and reminded folks who had missed payment deadlines. By the end of 2024, we reduced the one-year indebtedness rate from 15% to 7%. Debts of more than 12-months owed to the GLA, received property liens. Debts older than two years were given to our debt collection attorney.

Assessments are your money, and you have a right to know how it is spent. Every month we post updated financial statements on the GLA website. Download P & Ls, balance sheets, budget documents, assessment collections and more at:

<http://www.glamontana.org/committee-pages/finances/>

## Ombudsman's Corner

Linda Ulrich – 2025 Ombudsman - No. Glastonbury

I would like to create an “old fashion” printed phone directory for Glastonbury landowners and long-term renters. Listings are voluntary and would include:

Your name and spouse

Main contact / telephone number  
 Glastonbury parcel number(s)  
 Physical address (street and number)

I will print the list and make it available at my cost. My hope is that a list will assist with emergencies and help neighbors get to know each other. Interested? Please send information to:

Linda Ulrich - Ombudsman  
 PO Box 312  
 Emigrant, MT 59027.

Or call Linda - (406) 333-4969 to chat. I would like to hear your comments and input, so that I can best represent your needs and concerns. Thank you.



## GLA Board Vacancies

Can you spare a minimum of 10 hours per week for volunteer work? And serve on two committees? We have several openings on the GLA Board and are looking for motivated, hardworking landowners to chair committees, do secretarial tasks and freely share their time by serving our community. There is a steep learning curve, sometimes unfair criticism and the work is never finished. Rewards include a deep sense of satisfaction for a job well done, new friends and an in-depth education. Please send your resume no later than March 15, 2025 to:

[info@glamontana.org](mailto:info@glamontana.org)

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