

Welcome to our neighborhood newsletter - a place to catch up on news and updates from your Lion Mountain Owners Association (LMOA). If you have information you'd like included in our next issue, please contact Kim Solem at kim_solem@msn.com.

Lion Mountain

OWNERS ASSOCIATION NEWSLETTER | January 2024

YOUR LMOA BOARD

- Mitch Robinson, President
- Ragnar Stoelzle, Vice President
- Kristin Ramsey, Secretary
- Joe Lewis, Treasurer
- Keith Quisberg
- Ward Foster
- Lauren King

WORKING COMMITTEES

The LMOA Board oversees several working committees that address specific neighborhood issues by gathering information, assessing problems and recommending solutions to the Board. Committees and Chairs include:

- Roads: Ward Foster
- Communications: Lauren King
- Security: Ragnar Stoelzle
- Architectural: Keith Quisberg
- Water: Lauren King
- Beach: Ragnar Stoelzle
- Septic: Ragnar Stoelzle
- Social: Kristin Ramsey
- Welcome: Jennifer Robinson
- Weeds: Jane Decker & Dugan Reber
- Firewise: Ed Lieser

Interested in getting involved? We'd love your help. Please contact the chairperson for each committee. You'll find more information about the Board including contact details, committee reports and meeting minutes on the LMOA website.



New Boat Slip Lease Lottery Process

Calling all boaters! The Beach Committee and LMOA Board have revamped the boat slip lottery process. There are 13 slips available for the 2024 season.

Boat slips will be allocated in two separate lotteries: the first will have eight slips available for a five-year lease with an option for a five-year renewal. The drawing for these five-year leases will take place on Wednesday, January 3rd, 2024 at 4:30pm at the Whitefish Financial Services office.

The second lottery will have five slips available for one-year leases. The drawing for one-year leases will be held later this spring.

The five-year lease rate is \$5000 per year, payable in full (\$25,000) at the time of signing. The five-year renewal rate will be adjusted to market value at the beginning of that season.

The one-year lease rate is \$3500 per year payable in full at the time of signing.

The \$450 Annual Slip Maintenance fee is included in both five-year and one-year boat slip leases. Locker and storage fees for paddle boards and kayaks are additional (not included with boat slip leases).

Anyone not selected in the five-year lease lottery is eligible to enter the one-year lease lottery. Participants who are not selected in either lottery may be put on a waiting list for a one-year lease if a slip becomes available during the season.

If you are interested in participating in either lottery, please contact the Beach Committee by emailing Jim Laidlaw at jimlee41@gmail.com or Ragnar Stoelzle at rsresourcesmt@gmail.com.

NEW NO HUNTING RULE IN LION MOUNTAIN

Due to an unfortunate bear hunting incident in our neighborhood this past fall, the LMOA Board has posted a "No Hunting" sign at the entrance to our neighborhood. The Board also unanimously passed the following Rule which is effective immediately:

Hunting or trapping animals by any means is strictly prohibited on Lion Mountain. The discharge of firearms, except in the case of self-defense, is strictly prohibited on Lion Mountain. It is the property owners' responsibility to ensure that their guests, renters, and invitees comply with these rules.

BIANNUAL HOMEOWNERS DUES

Invoices for biannual LMOA dues and water were emailed in December from Whitefish Financial Services.

If you have any questions or did not receive your invoice, please contact Deborah Leach at deborah@whitefishfinancial.com.



Neighbor Spotlight: The King Family

"When given the choice between a kitchen remodel and a road trip, take the road trip," is Lauren King's advice. That's how she and her husband Roger landed in Lion Mountain, and they haven't looked back.

The King family moved to Whitefish almost five years ago from Eagle, Colorado. "Both of us were working very busy jobs in the hospitality industry, and our crazy hours were just not conducive to raising a family," remembers Lauren. So when the kitchen needed remodeling, they decided to remodel their lives instead. Their roadtrip took them north to Whitefish - and the lake, mountain and town all felt like home.

Lauren grew up in Maryland, and after graduating from the University of

Maryland she headed west to Denver and started working for Marriott Hotels. That's where she met Roger, who had grown up in northern New Mexico and was also working for Marriott. The two moved to Eagle and worked in nearby Vail, where Lauren ran a business providing catering for private jets and Roger worked as the executive chef at the Vail Marriott.

Roger honed his culinary skills at Johnson and Wales in Rhode Island, and loved the fast pace of the restaurant life. "But I definitely don't miss the hours," he recalls. "When you get home at midnight, sleep for a few hours, and then head back to work as the sun's coming up - you just can't raise a family on that schedule."

Roger has found a much better pace working as the Director of Lodging at Whitefish Mountain Resort, and Lauren's found a great fit as a realtor for PureWest Real Estate. They now put in their extra hours snowboarding as a family on Big Mountain, kayaking on Whitefish Lake, or exploring the gravel roads on their bikes. Maddie, age 7, loves rock climbing with the team at Rockfish. Wolfgang, age 5, hangs out on the magic carpet building his snowboarding skills for the big chairs. Both attend school at Olney-Bissell.

Lauren is a recent addition to the LMOA Board, chairing both the Communications and Water committees. Lauren, thanks for all you do for our neighborhood!





FINANCE COMMITTEE UPDATE

Lion Mountain's finances continue to be in a healthy position, and we are continually grateful for board treasurer Joe Lewis and his careful stewardship of our resources.

The Finance Committee is carefully investing our reserves to ensure we are earning interest. They recently invested just under \$400,000 into four-month Certificates of Deposit at Whitefish Credit Union with a return rate of 5.12%. At the end of the four months, the committee will reassess whether it makes financial sense to invest in another CD.

Lion Mountain's full financial reports can be found on the Lion Mountain website in the owners' private portion of the website. Please email Joe Lewis at joelewis855@gmail.com if you have questions.

Conserving our Water Supply

At our August homeowners meeting, Lion Mountain water Manager Gavin Pierre reported that we have been observing a downward trend in our water supply over the last three years. The aquifer that serves the Flathead Valley is not well understood, and predictions are difficult to make. Gavin reported that we have three options to manage our water supply if this trend continues: we can decrease our water usage, we can set our pump deeper (estimated to be a \$10,000 cost) or we can drill a new well. A new well is estimated to cost approximately \$125,000. The LMOA Board will continue to monitor the situation and keep homeowners informed of changes in our supply levels.

This past August, the water in our storage tanks reached a dangerously low level. We want to thank homeowners for

responding to our request to limit lawn and landscape irrigation; your decreased water usage was sufficient to bring our storage tanks back to safe levels.

Our water tanks were inspected this year; a full inspection takes place every five years. These inspections allow for sediment to be removed and conditions to be assessed. The tanks were found to be in good condition; peeling paint on the outside of the tank was the only issue to be remedied.

Our Water Committee would like to remind homeowners that it is a recommended practice to open and close your curb stop every year. If you have difficulty locating your curb stop, please contact Water Committee Chair Lauren King at mrs.mtn.king@gmail.com.

CARING FOR LION MOUNTAIN'S ROADS

JD Thinning is responsible for snow clearing on our Lion Mountain roads again this winter. We've had good success using a mixture of salt and molasses to manage snow and ice. The molasses acts as a stabilizer, a substance that binds the salt and the water to prevent the solution from separating. The molasses has also been found to be less corrosive to vehicles than pure salt treatments.

The next phase of our five-year road maintenance plan includes an overlay project on Good Medicine Drive, from the beginning of Good

Medicine to the Area 3 shed at the top end of the road. There is also a portion of Good Medicine Drive that needs to be completely replaced as it is beyond repair. This project is scheduled to begin in May and is overseen by Robert Peccia and Associates.

As a homeowner, you can help protect our roads and make them safer by ensuring that any of your contractors or other providers who drive heavy vehicles are not using Four Wheel Drive. A permanent sign is posted at the bottom of the steep hill on Four Wheel Drive reminding all truck

and tractor trailer drivers to only use Lion Mountain Drive to travel to job sites. The purpose of this restriction is to limit heavy traffic on the steep hill which can be very hazardous at any time of year, but especially in the winter months.

Our thanks to Ward Foster and the Roads Committee who ensure we have a safe and efficient road network. If you have any questions about our roads, please contact Ward Foster at wardfoster777@gmail.com.

NEIGHBORLY REMINDERS

The following are a few neighborly reminders from your Homeowners Association:

- To help manage fire risk, fireworks are not allowed in Lion Mountain.
- Keep all pets on leash, and clean up after them no matter where they are “doing their business” on Lion Mountain. Remember, other pet owners and hikers are walking in those same places. Help keep Lion Mountain fresh and clean.
- The speed limit throughout Lion Mountain is 20 MPH. Please drive carefully.
- Trash and recycling bins should be put out in the morning and put away in the evening on collection days. Please store them out of sight and inaccessible to bears and other wildlife. Bear-proof receptacles are highly recommended, and can be ordered through our local garbage & recycling company, Republic Services.
- If you store a boat, trailer or camper on your lot, it should not be visible from the roadway or adjoining property.



Staying Firewise in the Off-Season

The Firewise Committee has been spearheading clearing and burning of trees and brush this fall. Ongoing fire prevention and management is a requirement of our participation in the national Firewise USA program, which helps neighborhoods take action to increase the ignition resistance of their homes and community to reduce wildfire risks.

Winter is the perfect time to do some thinning on your own property. By taking out the smaller, understory trees, you can improve your forest's health by allowing diverse species to grow stronger. Thinning is easiest when the trees are small and can be clipped with pruning shears rather than requiring a chainsaw. Select the healthiest seedling or sapling in a 10-foot square area and remove the rest. Repeating this process every few years minimizes the harder and more expensive work of cutting

cutting down larger trees with a chainsaw and dragging them out.

In addition, pruning live and dead branches on large old trees as high as a person can reach is a critical part of fire prevention. Pruning reduces the possibility of a ground fire jumping into the crowns of a tree and starting a crown fire.

Ed Leaser, our local wildfire expert, oversees the removal of downed trees and brush fuel in the common areas and educates homeowners about maintaining fire survivable space around all dwellings. Managing fuel in our neighborhood not only reduces the chance of a wildfire, but also improves the health of our forest and keeps fire insurance rates low. If you have any questions about wildfire prevention on your property, please contact Ed at LieserEd@yahoo.com.

