

Welcome to our new quarterly newsletter - a place to catch up on neighborhood news and updates from your Lion Mountain Owners Association (LMOA). If you have information you'd like included in our next issue, please contact the Communications Committee at CarolineCompton@yahoo.com.

Lion Mountain

OWNERS ASSOCIATION QUARTERLY NEWSLETTER | WINTER 2020

Your LMOA Board

The LMOA Board of Directors is an elected seven person volunteer board. Each member serves a three-year term, unless filling a vacancy. Elections are held annually at our August LMOA meeting. Current board members include:

- Mitch Robinson, President
- Mark Svennungsen, VP
- Del Coolidge, Treasurer
- Gena Kelly, Secretary
- Ragnar Stoelzle
- Todd Votteler
- Kim Solem

WORKING COMMITTEES

ROADS: Mark Svennungsen*, Ward Foster, Ragnar Stoelzle, Bill Adams, Del Coolidge

COMMUNICATIONS: Caroline Compton*, Kim Solem, Joanne Jackson

SECURITY: Ragnar Stoelzle*

ARCHITECTURAL: Mitch Robinson*, Mark Blackwell, Jim Laidlaw

WATER & SEPTIC: Del Coolidge*, Todd Votteler, Mark Munsinger (Manager)

BEACH: Mitch Robinson*, Kim Solem, Jim Laidlaw (Manager)

FINANCE: Del Coolidge*, Steve Compton

WEEDS: Jane Decker*, Dugan Reber

*denotes Committee Chair



News From Your Road Maintenance Committee

Each winter, Lion Mountain's Road Maintenance Committee is responsible for providing snow removal and traction maintenance over our approximately seven miles of community roads. This includes the 2.5 miles of roads in Lion Mountain Ranches (homeowners in the Ranches are billed separately at the end of the snow removal season for work provided on their roads). As a reminder, please do not park cars on the roadside so plows can get through.

Over the past several years, we've applied a mixture of gravel, sand and salt to our roads after they were plowed to enhance traction. During heavy snow years, our road maintenance contractor, JD Thinning, has often had to apply 450 yards or more of this traction mix. This application has resulted in sand dust clouds thrown up each spring as vehicles traverse our roads after the snowmelt. These dusty conditions have often lasted up to a month while we await appropriate conditions for the annual road sweeping. Needless to say, this spring dust has frustrated our homeowners.

To reduce the spring dust, our Road Maintenance Committee has contacted the Grouse Mountain Estates subdivision to evaluate its satisfaction with an alternative traction product they tested last year. They were very pleased with the performance of this product, known in the trade as "molasses." The molasses product uses the residue of fermented grapes from brandy processing, which acts as a binding agent to the other materials in the traction mix.

The product is represented to be up to 85% less corrosive to the underbelly and brake linings of cars and other vehicles. Additionally, this product does not harm roadside vegetation and will reduce the heavy sand and gravel loading on our road shoulders during the annual road sweeping.

In the spring, the Road Maintenance Committee will seek competitive bids for the chip seal required on the lower Lion Mountain roads. A big thank you to Mark Svennungsen, Ward Foster, Ragnar Stoelzle, Bill Adams, and Del Coolidge for ensuring our roads are safe each winter! If you have any questions about road maintenance, please contact Mark Svennungsen at svenmark@gmail.com.



LMOA FIRE SERVICE

The Whitefish Fire Service Area (WFSA) and the City of Whitefish are still in negotiations regarding the new fire service contract that will be in effect on July 1, 2021. The likely outcome of these negotiations, although still in progress, is that Lion Mountain residents will continue to receive fire protection from the City of Whitefish for the next five years.

In an effort to improve emergency services for those living five miles from a station, the Whitefish Fire Department is also considering new locations for satellite fire stations. They have been reviewing fire coverage in our area and looking at factors affecting fire insurance premiums. Their goal is to calculate potential cost implications for additional satellite stations and then identify optimal locations.

One possible satellite location under consideration is the LMOA property at the intersection of Lion Mountain Drive and State Park Road, a 3/4 acre plot. Access would be from State Park road, and facilities would include a station building, parking area, and potential living quarters for volunteer fire fighters. This location would significantly improve emergency response time for Lion Mountain residents.

Funding options are being discussed, including the creation of a 'rural improvement district' to raise money for new satellite fire stations. The study hopes to complete fact gathering by December, and a proposal will be shared with the community early in 2021.



Short-Term Rental Housing

The LMOA Board is reviewing issues surrounding short-term rental housing on Lion Mountain. Our CC&Rs allow rentals longer than 30 days, but do not address or govern short-term rental issues. Although many owners have expressed concerns, Flathead County does not allow us to ban short-term rentals.

In 2017, the Flathead County Commission established regulations for short-term rentals in all zoned areas of the county. The regulations require property owners to obtain an administrative conditional-use permit from Flathead County Planning and Zoning Department, as well as a Public Accommodation License from the state that is administered through Flathead County Health Department.

What does this mean for Lion Mountain owners? If you are considering short-term rental housing, you must comply with Flathead Zoning Regulations Section 4.16, which states:

- **Occupancy:** Maximum occupancy shall be two people per legally recognized bedroom or the septic capacity as determined by the Flathead City-County Environmental Health Department, whichever is less. A Septic System permit must be provided to the LMOA Board of Directors.
- **Signage:** No additional signage is allowed on the property other than LMOA approved address numbers.
- **Contact Information:** The name and telephone number of a local contact person or management company shall be provided to the LMOA Board of Directors. This contact person or

management company must be available 24 hours per day, seven days per week, and be able to arrive at the subject property within one hour should there be an emergency or problem. The contact information for the local contact person or management company shall be sent via certified mail by the owner to all property owners within 150 feet of the subject property.

- **Health and Safety Certificate:** A certificate must be obtained from the local fire department ensuring that the property has been inspected and has the required number of smoke and carbon monoxide detectors and egress windows for each bedroom. A copy of the certificate must be provided to the LMOA Board of Directors.
- **Parking:** The property being utilized as Short-Term Rental must have a minimum of two off-street parking spaces. Street parking is prohibited.

In addition to the County Zoning Regulations, additional provisions for Lion Mountain owners are under review by LMOA legal counsel and have not yet been enacted. These include:

- **Septic System Maintenance:** The septic system must be cleaned and inspected at least every five years. A certificate verifying that the system has been cleaned and inspected must be provided to LMOA Board of Directors.
- **Beach/Marina Usage:** No Short-Term Renter may use the LMOA Beach/Marina or facilities for any purpose, at any time, and owners are prohibited from providing the Beach

Lane gate code to any renters.

- **Short-Term Rental Fee:** To compensate for the additional wear on roads, additional consumption of water, additional garbage and sanitation issues, increased security and compliance measures, LMOA is imposing a 5% fee on all short-term rental revenue. It is the property owner's responsibility to pay LMOA the fee within 30 days of receiving the rental payment.

If you have questions about these short-term rental provisions, please contact Mitch Robinson at mrobinson@glaciersir.com.

NEIGHBORS HELPING NEIGHBORS

A special thanks to neighbors who have been reaching out to others during the pandemic. We know of neighbors who have baked pies, dropped off surprise baskets, run errands and delivered groceries and meals.

If you need assistance during this pandemic, or if you would like to be 'on call' to help neighbors, please contact [Kim Solem@msn.com](mailto:Kim.Solem@msn.com).

Reminders

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

- 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.
- Snowmobiles and off-road vehicles should not be operated in Lion Mountain.
- During the winter months, all contractor vehicles should use Lion Mountain Drive to avoid the steep slippery hill on Four Wheel Drive.



One thing we all share in Lion Mountain is a love and appreciation of the forest... and with Ed Lieser, we have a master forester right here in our neighborhood.

Ed and his wife Sue *mostly* grew up in St. Paul, Minnesota. "Mostly," Ed says, "because growing up is a work in progress." Trees lined Ed's forested path from the start when he graduated with a degree in forestry from the University of Minnesota.

Ed landed his dream job as a Forester for the U.S. Forest Service in 1977 near Moscow, Idaho. Ed, Sue and their three children moved to Lion Mountain in 1990, where he continued his work with timber and fire management for the Forest Service. After 31 years, Ed retired from the Forest Service, "but not from working," Ed added. "I started a forestry consulting business and continued fire management, working on a Type 1 National Incident Management Team and traveling across the country managing the largest and most complex fires, similar to what has been occurring in California."

Meanwhile, Sue keeps the home fires

burning through her work in child development and family relations with a variety of federal, state, local government and private sector organizations. "I'm the biological type and she's the social scientist," says Ed.

"We live in an ecosystem where fire is integral. We must learn to live with it."

Ten years ago, because of his interest and experience in fire management, Ed became involved with a program sponsored by the National Fire Protection Association called Firewise. Since that time, Lion Mountain has been a Firewise Community in good standing. "Each year our neighborhood makes progress toward reducing vegetation, live and dead, thereby improving the safety of our homeowners and their property."

Ed and Sue enjoy sharing their time and talents with Whitefish Legacy Partners, Whitefish Lake Institute, the Flathead Basin Commission, Shepherd's Hand Clinic and Whitefish Theatre Company.

Ed has generously offered to answer questions and make suggestions

NEIGHBOR SPOTLIGHT

ED LIESER

A Lifetime Commitment Caring for Our Nation's Forests

to neighbors. Ed, thank you for your dedication to our forests and your willingness to share your knowledge with us.

If you have questions about your property, including tree health identification and thinning, Ed's your man. You can reach Ed at LieserEd@yahoo.com.

NEXTDOOR

Are you on Nextdoor? Nextdoor is a free online community to share information and updates with neighbors, ask and offer help, and keep each other informed. You can meet new neighbors online, learn about wildlife activity and noxious weeds, buy and sell outdoor gear, report lost and found pets, and seek recommendations on handymen and other services in our town. Lion Mountain has an active community on Nextdoor -- just log on and join in at Nextdoor.com.





An Update on Lion Mountain’s Water System

Our Water Committee reports that our water system performed very well this year with no pipe breaks or major equipment malfunctions. There are always improvements that can be made on a 40-year-old water system, and the Board considers this when budgeting.

The wells kept up with demand through the dry months, and even though water levels dropped significantly, they stayed above minimum requirements. However, *water conservation is always encouraged*. A few dry years in a row could adversely affect ground water levels. Better a yard with some brown spots than a toilet that can't

be flushed!

All bacteriological samples taken during the year showed no contamination and nitrate levels are steadily holding far below limits established by the Department of Environmental Quality. Testing for other possible contaminants takes place every three years, and the next round is scheduled for 2022.

Major work completed in September included disassembling, cleaning and inspecting all pressure-reducing valves in the system. A few parts that were near the end of their service life were replaced. This maintenance work is scheduled every five years.

A few important reminders: please be sure your curb stop water shut-off is marked with a flag and kept accessible. On most properties, a three inch diameter metal disk is visible at the ground surface. The disk denotes a cap on a riser pipe that extends down to a valve about six feet below ground. If you need to shut off water to your house due to a plumbing disaster, you will need to access the curb stop quickly! Also - don't forget to winterize your irrigation system and disconnect hoses with the onset of cold weather.

Please contact our water system operator, Mark Munsinger, 261-4794, to help identify your curb stop or answer any questions.

COMING SOON

Our New Lion Mountain Website

Our Lion Mountain community website is undergoing a major redesign, with special thanks to the Communications Committee. It is expected to be ready for use next month.

The website includes an overview of Lion Mountain for the general public, along with a secure log-in section for homeowners to access an owners' directory, board minutes, committee reports and financials, fire emergency egress map and gate combinations, and other important local community information.

Log-in credentials will be emailed to each homeowner in the coming weeks.

Mountain Tours from Neighbors Kristin Ramsey & Ed Lieser

Q: Where can visitors go to learn their way around Whitefish Mountain?

A: From neighbors Kristin Ramsey and Ed Lieser! Kristin, Ed and a team of 20 Mountain Ambassadors provide free guided tours of Whitefish Mountain daily at 10:30 am and 1:30 pm. Tours meet at the top and bottom of Chair 1. No reservations needed – just show up!

The Ramsey family honed their mountain skills in Germany, but have lived all over the world thanks to Mitch's military career as an Otolaryngologist (head and neck surgeon). Mitch retired from the military a few years back, and the Ramseys have happily settled into

Lion Mountain as their "forever home." Mitch works at Glacier Ear, Nose & Throat in Kalispell. In addition to her mountain guiding role, Kristin also works in the Whitefish school district as a substitute teacher. The Ramseys volunteer with Whitefish Veterans Support Team hosting summer and winter retreats for veterans in Flathead Valley.

You can also get a mountain tour from the Ramsey kids Matt, Lauren, Noah and Christian, but it's likely to involve steeper slopes, higher speeds, deeper powder and plenty of airtime.



Kristin Ramsey, tour guide extraordinaire. She'd love to show you around the Mountain!

ARCHITECTURAL COMMITTEE

Any Changes in Your Future?

If you are planning any new or add-on construction, you must submit all plans to the Architectural Committee for approval as required by our CC&Rs.

Contact the Committee before you build a road, build or expand your house, or make any additional changes such as paint color, roofing and/or remodeling. This requirement applies to fences, playhouses, sheds, or any outbuildings.

Please contact Committee Chair Mitch Robinson at mrobinson@glaciersir.com with any questions.

LMOA Financial Forecasting Project

Our newly formed Finance Committee has been reviewing LMOA financial data from the past ten years to assist the Board in forecasting future expenses and planning for long range capital expenditures. This analysis will be presented to the Board in the coming months.

Lion Mountain's largest expense categories are road management, water systems, and administration (bookkeeping, tax preparation, insurance, legal expenses). The costs of repairs, maintenance and upgrades to our roads and water system can vary widely year to year. For example, in 2016 we undertook a large water management project that linked the upper tank to the lower mountain's mains. In large snowfall years, plowing costs can significantly exceed estimates. By reviewing these expenses over a multi-year period and factoring in vendor costs and inflation, we can better anticipate overages and shortfalls and ensure our reserves are adequate to cover all expenses.

Detailed expense management will help us anticipate major road, water and administration costs, forecast income from homeowner dues, and help avoid large increases in dues or assessments while maintaining our valuable assets.

The Finance Committee would like to thank all homeowners for prompt payment of dues; we currently have no homeowners who are in arrears. We're especially grateful to our Canadian owners who cannot enjoy their Whitefish properties due to the pandemic.

Residents Del Coolidge and Steve Compton serve on the Finance Committee, with Del as Chairman. Del is a long-term resident and member of the LMOA Board. Steve is a 40-year energy executive holding management positions in public and private sectors, and a venture capital investor in several early stage start-up companies. Their combined experience and expertise are invaluable resources, and we thank them for this significant undertaking.

A WARM WELCOME TO OUR NEW NEIGHBORS!

A special welcome to neighbors who moved into Lion Mountain in 2020:

Tom & Kresta Wright
1315 Lion Mountain Drive

Joe Hess & Elyssa Spector
1275 Lion Mountain Drive

John & Annie Hoagland
1405 Lion Mountain Drive

Courtney & John Robles
(Sydney, 12 & Sienna, 10)
208 Good Medicine Drive

Irene & Scott Wolf
1820 Four Wheel Drive

Emily Rindall & Kevin Wetherell
2 Beach Lane

Sam & Jess Rasmussen
(Annika, 18, Hans, 16, Anders,
10 & Else, 8)
1855 Four Wheel Drive

Kenji Obata
1865 Four Wheel Drive

David & Natalie Elliot
1335 Lion Mountain Drive

Julian Prochaska
1880 Four Wheel Drive

