

Welcome to our winter 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, email [CarolineCompton@yahoo.com](mailto:CarolineCompton@yahoo.com).

# Lion Mountain

OWNERS ASSOCIATION QUARTERLY NEWSLETTER | WINTER 2021

## YOUR LMOA BOARD

- Mitch Robinson, President
- Kim Solem, Vice President
- Kristin Ramsey, Secretary
- Joe Lewis, Treasurer
- Ward Foster
- Mark Svennungsen
- Ragnar Stoelzle

## 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: Caroline Compton
- Security: Ragnar Stoelzle
- Architectural: Mitch Robinson
- Water & Septic: Mark Svennungsen
- Beach: Mitch Robinson
- Finance: Steve Compton
- Weeds: Jane Decker
- 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.



## Winter Road Usage Restrictions

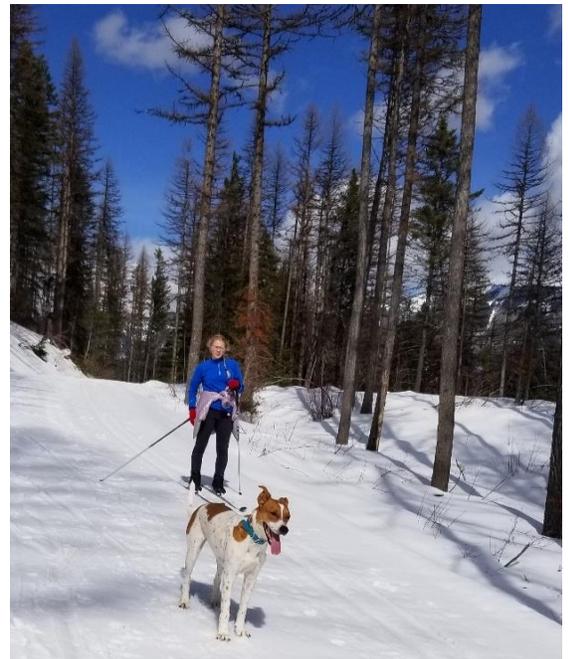
Winter is here, and that means special precautions and restrictions are needed to protect Lion Mountain roads. During the warmer months, our roads are resilient and can withstand heavier truck traffic. With the arrival of freezing cold weather, however, our roadways become brittle and much more susceptible to damage from extremely heavy loads. For this reason, the Roads Committee and HOA Board have elected to adopt the same weight limits imposed by the county for its roads.

A sign has been posted at the entrance to Lion Mountain that sets forth weight limits for all vehicles. Specifically, single axle trucks will have a seven-ton load limit, tandem axle trucks are limited to 14 tons, and the limit per inch of tire width is 350 pounds. These restrictions will be in force until our roads thaw out in the spring.

We have also posted a permanent sign at the bottom of the very steep hill on Four Wheel Drive encouraging all tractor trailers and dump trucks to *use Lion Mountain Drive only* to travel to their 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.

As a homeowner, you can help protect our roads and make them safer by making sure that any contractors or other providers you are working with are aware of the new weight limits and are using Lion Mountain Drive rather than Four Wheel Drive.

If you have any questions about our roads, please contact Ward Foster, our Road Committee Chair, at [wardfoster777@gmail.com](mailto:wardfoster777@gmail.com).



## LMOA FIRE SERVICE

Lion Mountain HOA is located in the Whitefish Fire Service Area (WFSA), a rural fire district in Flathead County that contracts with the Whitefish City Fire Department (WCFD) for fire protection services. As such, WFSA does not own fire equipment or employ firefighters; the City of Whitefish provides that service. Recently the WFSA Board of Directors considered terminating the agreement with WCFD, replacing the professional 24/7 firefighters and equipment with volunteers. Our HOA Board is very concerned that this change would significantly decrease the quality of fire service to Lion Mountain residents, dramatically increasing response time and placing life and property at risk.

Homeowners are encouraged to monitor WFSA board elections in the spring of 2022 and vote for the best fire protection possible. We will notify homeowners of the elections in early March. In the interim, feel free to contact Ed Lieser with questions.

While the state of Montana had a very active fire season in 2021, burning over 900,000 acres, our valley and surrounding forestland was mostly spared. However, because we live in a region where fires are a natural part of the ecosystem, we must be prepared for that eventual event. We appreciate all the efforts homeowners are making to keep our neighborhood safe.



## Maintaining A Firewise Community

Our HOA continues its work preparing for a wildland fire by actively reducing hazardous fuels. Each June, Lion Mountain conducts a roadside brush pickup program of small diameter live and dead vegetation that contributes to the spread of wildfire. Our HOA pays for this program because our Board has determined that it is in the best interest of all Lion Mountain homeowners to minimize the potential for an escaped fire to become an uncontrolled wildfire. Removing dead vegetation is very helpful, but it is also important to thin clusters of small, live saplings and prune lower branches to reduce the spread of fire.

In addition to the roadside brush pickup program, Firewise expert and lifetime forester Ed Lieser has performed wildfire assessments on 35 individual Lion Mountain properties with follow up action taken on many. These assessments offer recommendations for actions that can reduce the potential for wildfire damage to homes.

Because Lion Mountain has actively managed our risk, our HOA has been certified for the twelfth year as a Firewise Community by the National Fire Protection Association. This certification can be beneficial for homeowners' fire insurance premiums.

Lion Mountain has also submitted a request for a federal grant to assist homeowners with the cost of reducing hazardous fuels. That request is pending, but we expect a response sometime this winter.

Any homeowner or landowner interested in scheduling a property fire risk assessment or participating in the grant program can contact Ed Lieser at [liesered@yahoo.com](mailto:liesered@yahoo.com) or 406-471-2082. Ed, thank you for sharing your extensive knowledge of forest management and fire prevention with our neighborhood.

## Homeowner Association Finances

Lion Mountain HOA finances continue to be in good shape, with no extraordinary expenses this past quarter. We are maintaining a healthy reserve which is forecasted to grow slowly over time, assuming no major unplanned expenses.

Our Board and Committee members continue to show financial stewardship in their areas of responsibility, collecting competitive bids on large expense items and challenging suppliers to keep costs down.

Anticipated major expense areas for the next quarter include planned winter snow removal and preparation to replace the Beach Lane gate in spring 2022.

Flexibility in dues payment methods has been requested by homeowners. Payments for bi-annual HOA dues can now be made three ways:

1. Personal Check (no service charge)

2. ACH Bank Account Debit (no service charge)

3. Credit Card (3.5% bank fee)

With the December billing, Whitefish Financial Services will include the ACH link as well as instructions for credit card payments.

If you have any questions about our HOA finances, please contact our HOA Treasurer, Joe Lewis, at [joelewis855@gmail.com](mailto:joelewis855@gmail.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.

# NEIGHBOR SPOTLIGHT

## MEET THE ROBINSONS

Three things that might surprise you about Mitch Robinson, our HOA president, and his wife Jennifer:

1. Mitch once spent three days in a decompression chamber after getting the bends from a scuba diving trip.
2. Jennifer used to drive across frozen Lake Minnetonka in the winter as a shortcut to get to school.
3. Mitch worked on a ranch in Roundup, Montana breaking horses in between his freshman and sophomore years at the University of Montana.

Mitch grew up in Edina, Minnesota, but Montana was in his blood. “Before college, I took a six-week motorcycle trip all across the west. I went through Missoula and loved it. My plan at that time was to go work on a cruise ship after the trip, but it didn’t take me long to realize that getting a college education was a better plan.”

So Mitch enrolled at the University of Montana. “I got started in the forestry program because I wanted to be a forest ranger, but that lasted all of two weeks,” Mitch laughs. Instead, he got an economics and political science double major, and then continued on to the University of San Diego law school before launching his career in criminal defense.

Mitch explained how he ended up choosing law. “In my fraternity, Sigma Chi, we had something called the Kangaroo Court to handle infractions.” The charges were things like breaking into the kitchen to raid the refrigerator or stealing reading material from the bathroom. “The guys would ask me to be their

attorney and handle their defense, and I never looked back.”

Mitch practiced law in San Diego for two years before starting his own firm, and after ten years made his way back to Minneapolis. He opened another criminal defense practice there, which is where he met Jennifer.

“We met the old fashioned way -- at a bar,” Jennifer laughs. She grew up in Minnetrista, Minnesota, on Lake Minnetonka. “It was fun growing up on a lake,” she remembers. “We did stuff that didn’t seem so crazy at the time, but I definitely wouldn’t recommend now, like driving across the lake. We rolled the windows down and took our seatbelts off just in case we ended up going for a swim.”

Jennifer stayed in the midwest for college, attending Iowa State in Ames. She double majored in marketing and finance, and then pursued a marketing career at Dain Rauscher, a financial services firm.

Mitch and Jennifer married in 2006 in Edina, Minnesota. It was instantly a full house, as Mitch had two kids from a previous marriage, Rocky and Casey. And not long after, they added Brooks to the crew.

Meanwhile, Mitch kept thinking about how he could get back to Montana, so

he finally suggested a vacation. It took just one visit, and a year later in 2016 they were back in Whitefish making an offer on their Good Medicine house. They commuted for three years while the older kids were in college in the Midwest, but when Brooks was ready for kindergarten, they decided Whitefish was the place.

“We wanted to go into business together, so real estate was the logical choice,” Jennifer says. “We leveraged Mitch’s law background and my financial experience. He’s a great negotiator, and I bring the lens of homebuying as a financial investment. We love working for Sothebys.”

When asked what they love most about Montana, they both had big smiles. “Open spaces, endless trails, and the active lifestyle,” says Jennifer. “I love that they have community-wide fundraisers like the Great Fish Challenge.”

“It’s such a great community,” agrees Mitch. And Brooks, now a second grader at Muldown, is quick to chime in with his favorite Montana pastimes: swimming in the lake, skiing, hockey, and eating mom’s huckleberry buttermilk pancakes.

Mitch, we’re grateful for your leadership as HOA president and glad you made Montana your forever-home!



## 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](mailto:mrobinson@glaciersir.com) with any questions.

## Security & Compliance

The Security and Compliance Committee would like to remind homeowners with alarms to make sure that someone is prepared to respond to them in a timely manner, especially those of you who travel or live here part-time.

If any owners observe an alarm or other neighborhood safety issue that is not an emergency, please send a message to the LMOA Board. If there is an emergency, please call 911. We request that you do not use Next Door as not all neighbors are using that platform.

## Odds & Ends

A special thank you to neighbor Ward Foster for refinishing and staining the Lion Mountain sign at our neighborhood entrance. It looks 10 years younger!

Our gratitude also goes out to neighbor Mark Svennungsen for lighting the entrance sign with low voltage LED lights, and to Nancy and Mark Svennungsen for putting up the wreaths and deer that decorate our entrance. Nancy and Mark also do other decorations year round. We appreciate you!

When a new neighbor joins Lion Mountain, we welcome them with a visit and a new neighbor newsletter with information about living in our community. Would you like to be a part of our Welcoming Committee? Please email [Kim\\_Solem@msn.com](mailto:Kim_Solem@msn.com) for more information.

## WELCOME NEW NEIGHBORS

A warm welcome to neighbors who joined Lion Mountain in 2021:

Keith & Rochell Quisberg  
2927 Osprey Lane

Steve Ockrim & Adrienne DeVoe, Jenna & Mike Harrington  
1425 Lakeview Lane

Bryce & Tawni Aberg  
1860 Four Wheel Drive

Brandi & Oren Zaslansky  
309 Inspiration Drive

Brigham & Melissa Black  
1900 Four Wheel Drive

John Kim & Chelsea Klika  
1222 Lion Mountain Drive

Brett Foley & Katie Schou  
1241 Larch Lane

Tom & Deanna Smith  
120 Sunrise Drive

Dwight & Pamela Day  
295 Good Medicine Drive

Ron Chase  
275 Good Medicine Drive

RJ & KC Weigel,  
222 Good Medicine Drive

Vudhi Slabisa  
1037 Beaver Lake Trail

