

Welcome to our Spring 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 | SPRING 2022

## LMOA BOARD

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

## 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 Stoezle
- Architectural: Mitch Robinson
- Water & Septic: Mark Svennungsen
- Beach: Mitch Robinson
- Finance: Steve Compton
- Weeds: Jane Decker
- Firewise: Ed Lieser
- Social: Kristin Ramsey

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: [LionMountainHOA.com](http://LionMountainHOA.com).



Left to right: Jackie Solem, Jennifer Robinson, Joe Lewis, Brooks Robinson, Mitch Robinson.

One of my favorite things about moving to Lion Mountain has been getting to know my neighbors. There are so many interesting people that live here: surgeons, bus drivers, native plant experts, oil executives, military officers, chefs and soccer coaches. Each has an amazing story to tell, full of life's surprises and wisdom gained along the way.

Having a friendly face next door goes a long way toward establishing a sense of home and community. Besides the fact that knowing your neighbors just makes life more fun, statistics show that it helps reduce crime and boosts community morale. Good neighbor communication keeps us aware of wildlife activity and security concerns, and makes it easier to discuss challenging issues when they arise within the neighborhood. Plus, you never know when you might be halfway through a batch of cookies and realize you're short a cup of sugar.

To help make our new neighbors feel at home, our LMOA Communications Committee created a new neighbor welcoming group a few years ago. We put together a newsletter full of all the things we'd wished we'd known when we first moved in and went knocking on doors. We've had over 20 new families move into Lion Mountain over the past two years, coming from places like San Diego, Austin, Madison and Seattle.

Along with a communications committee and new neighbor welcoming group to keep people informed and connected, your LMOA board has also established a social committee. With Covid-19 continuing to be an issue, it's

not the ideal time to host large indoor parties, but we hope to organize some outdoor gatherings when the weather permits. Watch for an upcoming invitation to a skiing tailgate on Big Mountain, a spring planting party to refresh our front entrance junipers that were devoured by hungry deer this winter, and happy hours at the beach.

Knowing your neighbors is valuable when something important – or tragic – happens. Far too often, natural disasters are the things that first bring neighbors together. Let's not wait for something unpleasant to happen to know who lives next door – reach out and connect. Keep track of birthdays and wish your neighbor a great day when that time comes. If you have a neighbor expecting a new baby or recovering from an illness, bring them a meal. A neighbor recently cleared fresh snow from my driveway when I was out of town, and it was such a treat! Last summer I shared the bounty from my garden, and a neighbor reciprocated with a raspberry plant. It doesn't take a lot to brighten someone's day by being a thoughtful neighbor.

If you are interested in participating in our social or welcoming committees, we'd love your help. And if you know of a neighbor with a great story to share, please pass it along. I hear from many of you that these stories are a highlight of our newsletters and living in Lion Mountain.

### *Kim Solem*

Kim Solem, LMOA Board VP, newsletter author, and welcoming group host

# New Neighbor Spotlights



**John Kim and Chelsea Klika** joined us a few months ago from San Diego, California. John is an emergency medicine physician, and Chelsea is a radiation therapist and marketing project manager. “We love the outdoors and the mountains here,” says Chelsea. “We were both ready to leave the busy-ness of the city and slow down our pace of life.”

John hopes to open a health and wellness clinic in town to promote daily wellness and preventative medicine. An interesting fact about John: he recently survived a class D3 (very large) avalanche last year while on a backcountry expedition in the Atlas Mountains of Morocco. Luckily, he comes with some serious mountain know-how after being a snowboard instructor and ski patroller in Snowmass, Colorado.

Not to be outdone, Chelsea has hiked Mt. Kilimanjaro in Tanzania, Africa. “We really love the community feel of Whitefish,” says Chelsea. “I worked for Camp-Make-A-Dream in Missoula a few summers, so Montana has always been a special place for me.” Watch for John and Chelsea on the mountain and on the trails around town.

## **Elyssa Spector and Joe Hess**

moved to Whitefish last year from Santa Monica, California. Elyssa is an implementation specialist at an analytics tech startup called Heap. Joe has worked in various aspects of real estate, both owning and building properties, and as an advisor on larger commercial properties across the US.

Joe first came to Whitefish nearly ten years ago and loved it, but says “it took a little pandemic inspiration to finally buy a property and make the move.” Elyssa laughs and adds, “I was smitten with Joe after dating for almost a year, so I was game to come along.” The two love the Whitefish community, endless outdoor adventures, long summer days and live music. “And don’t forget Taco Tuesdays at Jalisco!” says Elyssa.

Joe always loves a good project and is currently working on a cabin they bought last winter as well as opening a new ‘HIIT’ Fitness Studio in Whitefish this spring. Elyssa is a student in the Lova Yoga teacher training program. You can join her for a \$5 community class (check out the schedule on [MindBodyonline.com](http://MindBodyonline.com)). The two just invested in paddleboards and would love to get a neighborhood group to do Sunday paddles to Whitefish Lake Lodge.



**The Rasmussen family** is also new to Lion Mountain, sharing time between Madison, Wisconsin and Lion Mountain. Pandemic circumstances afforded them the opportunity to make the move to a second home, and Whitefish was their pick. “We love the year-round outdoor recreation in this beautiful area, and the community is so kind and welcoming,” says Jessica. She works as a family practice physician assistant, and her husband Sam is a sales team manager for Commvault Systems, a data management company.

If you spot a few blondes running around the neighborhood, that’s likely one of the Rasmussen kids. Else (10) loves dance, gymnastics, piano and crafts. Anders (15) divides his time between hockey and all kinds of outdoor recreation. Hans (17) is deep into athletics, weight training and health as well as future career exploration, and Annika (19) is a sophomore in college at the University of Wisconsin in Madison studying Industrial Engineering. And finally, Bauer is their four year old people-loving golden retriever.

## SECURITY & COMPLIANCE

Our Security and Compliance Committee monitors neighbor concerns in our neighborhood, and is happy to report that Lion Mountain continues to be a safe community. Short term rentals are all in compliance with Flathead County and LMOA regulations. Neighbors of short-term rentals should be encouraged to contact Ragnar Stoele directly with any questions or concerns at ([rsresourcesmt@gmail.com](mailto:rsresourcesmt@gmail.com)).

## BEACH & MARINA

Boating season is just around the corner. As the number of owners wanting boat slips increases, the LMOA Board has established a boat length guideline. The maximum boat length that can be moored in our marina is 21 feet. This measurement is the total boat length, and does not include any motors or platforms that may extend off the back. This regulation applies only to new boats, so if you have previously moored a boat longer than 21 feet in our marina, you are exempt.

Any homeowners who are interested in a slip in our marina and do not have a long-term boat slip lease should contact Whitefish Financial Services at [whitefishfinancial@gmail.com](mailto:whitefishfinancial@gmail.com).

## NEIGHBORLY 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.



## Drink Up! LMOA 2021 Water Quality Report

Each year, our water committee (headed by neighbor Mark Svenningsen and water manager Mark Munsinger) compiles a water quality report to ensure we are in compliance with the EPA Safe Drinking Water Act. This report is a snapshot of the quality of our water over the past year. It includes details regarding the source of our water, what our water contains and how it compares to EPA and State of Montana standards.

We are pleased to report that our drinking water is safe and meets all federal and state requirements. Our drinking water comes from three wells: Well #1 is 688 feet deep, Well #2 is 1069 feet deep, and Well #3 is 846 feet deep. We have 78 service connections and added no new connections last year.

To ensure that tap water is safe to drink, the EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health. We routinely monitor for contaminants in our drinking water according to Federal and State laws. We take all of our water samples to Montana Environmental Laboratory in Kalispell (406-755-2131). They are a private laboratory that is certified by the State of Montana and the EPA to analyze drinking water. The frequency of our samplings complies with EPA and state drinking water regulations.

The following tests were performed to identify possible contaminants in our

system during 2021: twelve coliform bacteria tests – all were coliform free; one nitrate plus test on each of our two water sources – results were within EPA guidelines; and tests on one of our water sources to determine the possible presence of cyanide, PCBs, and 27 EPA regulated organic contaminants to renew a state monitoring waiver – none were detected.

If you have any questions about this report or your water utility, please contact Mark Munsinger at (406) 261-4794. Mark is our certified operator with 30 years of experience. He attends periodic training sessions to meet continuing education requirements. Mark and Mark, thanks for all you do to keep our water safe and clean!

## Be FireWise: Fuels Reduction Cost-Share Opportunity

While the snow is deep and the weather is cool and moist, now is the time to start thinking about fire mitigation on your property by reducing hazardous fuels. The competition for contractors to perform this work can be intense, and funding to assist homeowners is limited. In many cases, fuel reduction work can be expensive.

Our resident forester and Firewise expert, Ed Lieser, has directed us to an opportunity to get financial

assistance through the Flathead Economic Policy Center's Hazardous Fuels Reduction cost-share program. Your LMOA Board strongly encourages everyone to consider taking advantage of this opportunity. Please contact Ed for the application.

When filling out the short application, you may estimate the acreage of your property. Mail the completed application to the address on the form. You may send questions to Ed or the contact on the form. When NHFR

receives your form, they will contact you, or, if you prefer, they can contact Ed. They will arrange a time to look at your property to determine how much funding you qualify for and make recommendations for treatment options.

If you submit an application, please use Ed's name as a contact person (Ed Lieser, [liesered@yahoo.com](mailto:liesered@yahoo.com), 406-471-2082). Ed, thanks so much for your continued help keeping Lion Mountain's forests in good condition!



## Caring for your Septic System

Many homeowners in Lion Mountain have septic systems to treat wastewater. Septic system maintenance is not complicated and does not need to be expensive. Upkeep comes down to four key elements: inspect and pump your tank frequently, use water efficiently, dispose of waste properly, and maintain your drainfield.

**Inspect and Pump Frequently.** The average household septic system should be inspected at least every three years by a septic service professional. Household septic tanks are typically pumped every three to five years. Alternative systems with electrical float switches, pumps, or mechanical components should be inspected more often, generally once a year. A service contract is important since alternative systems have mechanized parts. Four major factors influence the frequency of septic pumping: household size, total wastewater generated, volume of solids in wastewater, and septic tank size.

**Use Water Efficiently.** The average indoor water use in a typical single-family home is nearly 70 gallons per individual, per day. Just a single leaky or running toilet can waste as much as 200 gallons of water per day. All of the water a household sends down its pipes winds up in its septic system. The more water a household conserves, the less water enters the septic system. Efficient water use improves the operation of a septic system and reduces the risk of failure.

**Properly Dispose of Waste.** Whether you flush it down the toilet, grind it in the garbage disposal, or pour it down the sink, shower, or bath, everything that goes down your drains ends up in your septic system. What goes down the drain affects how effectively your septic system works. Your septic system is not a trash can. An easy rule of thumb: do not flush anything besides human waste and toilet paper. Never flush cooking grease or oil, non-flushable baby wipes or cleaning wet wipes, paper towels, coffee grounds, cat litter, pharmaceuticals, or household chemicals like gasoline, oil, pesticides, antifreeze, and paint or paint thinners.

**Maintain Your Drainfield.** Your drainfield—a component of your septic system that removes contaminants from the liquid that emerges from your septic tank—is an important part of the septic process. Never park or drive on your drainfield. Plant trees the appropriate distance from your drainfield to keep roots from growing into your septic system. Keep roof drains, sump pumps, and other rainwater drainage systems away from your drainfield area. Excess water slows down or stops the wastewater treatment process.

To learn more about caring for your septic system, see <https://www.epa.gov/septic/how-care-your-septic-system>.

## WINTER ROAD MAINTENANCE

2021-22 is the third winter season we've used a special granulated salt compound known as "molasses mix" on Lion Mountain's roads. The LMOA Roads Committee, chaired by Ward Foster, is very pleased with this material's performance, and also with the prompt and safe road maintenance provided by our contractor, J D Thinning.

JD Thinning is required to address snowfalls promptly and make every effort to make our roads safe and drivable as soon as possible. Their response after our recent big snowfall is a great example of their good service.

On Sunday, February 20, 2022, Lion Mountain received about 10 inches of snow. When a snowfall is forecast, J D Thinning spreads the "molasses mix" on our roads before snow begins to fall. The mix is as effective as regular salt (NaCl) but is 98% less corrosive and much more vehicle-friendly. The compound creates a barrier between the roadway and the snow so the snow won't stick to the road and can be plowed more easily.

After the snowfall stopped on Sunday evening, J D Thinning began plowing at 2:00 am Monday morning. The plowing is completed in sections, beginning with the most traveled road (Lion Mountain Drive) and ending with the highest roads on the mountain. After each section is plowed, the road receives another application of the molasses compound to prevent freezing. The second application was so effective that even with sub-zero temperatures during the rest of the week, the roads did not become icy. The sectional plowing and salting continued nonstop until 7:00 PM Monday evening – a total of seventeen hours.

The results of these molasses mix applications are far superior to those used by snow removal crews in other Whitefish neighborhoods, as you can see from these photos taken on Saturday, February 26. In addition, this road maintenance procedure will reduce dust and cleanup efforts this spring.



State Park Road



Lion Mountain Drive