



## Winter Has Come To Eldorado Heights

Eldorado residents enjoyed a white Christmas in 2008. After a snow-free fall, winter came with a vengeance in December. There were 12 straight days in December with temperatures below zero degrees, with temperatures sometimes as low as 25 below! As a matter of fact, Eldorado Heights had more annual precipitation in 2008 than any other year for ten years. After the fire season of 2007, we can all be very thankful for that!

## 2008 Proves To Be A Tough Hunting Season.

If you were to ask a Montana hunter how the 2008 season measures up to previous years, you are most likely to hear that it was a tough year. Possibly due to the mild fall weather, many had difficulty finding elk out there! Eldorado resident, Jon Arens, was able to get a nice bull during bow season and needed to get it out of the woods as soon as possible in

*continued on page 2*

Too close for comfort!

The summer of 2007 brought some of the worst wild fires to our area in 20 years. The Meriwether Fire, caused by lightning, resulted in the evacuation of American Bar, Nelson and Eldorado Heights. Unlike the fires of 2000 this one came within 5 miles of us!



## Fall Road Work Completed

Fall road work was completed October 6<sup>th</sup>-9<sup>th</sup> by contractor, Harold Johnson. After many years, Basset Hound Construction is no longer available to do the EHHA road work. Due to record high fuel prices the Board found it very challenging to find a contractor willing to do the job within the set budget. Harold Johnson had worked with Basset Hound Construction on Eldorado roads in the past and had a contract in place to work on Forest Service roads in our area, which enabled him to bring his equipment out for both jobs at one time. The good news is that Mr. Johnson has already agreed to return to do the spring road work as well. At that time the main focus will be on Favorite Gulch and Owen Road.

## Message from the Board

This note is to convey that your Board of Directors' goal to improve communicating information to Association members is continuing. One tool we plan on using to help reach this goal is by creating the new EHHA website; we hope you will enjoy the information on our website. Some other items we have been working on are:

- The plan to update the covenants,
- Scheduling the spring road maintenance,
- Enforcing the covenants,
- Reviewing proposed legislation on homeowners associations,
- Overseeing and improving the common areas (boat dock & sapphire mine areas),
- Acquired less expensive insurance,

Please remember that the declared purposes of the Articles of Incorporation, Covenants and By-laws are to enhance and protect the value, desirability and attractiveness of the property located with the subdivision.

the 70 degree heat! It would seem that many local hunters found it easier to fill their deer tags, but with many hunting seasons around the state being extended, it was obvious that everyone had a harder time in 2008! Of course, a bad day of hunting is better than any day at work!

### 2008- Year of the Bear!

After the 2007 fires, there seemed to be a good deal of bear activity in our area, but nothing compared to 2008. Eldorado residents had a friendly neighborhood bear causing problems on their properties this past fall. Trash was ripped into, bird houses disappeared and apple trees took a beating! One resident in near-by Nelson had a shed broke into in the middle of the night and has the pictures to prove it! Hunters and hikers all around our area saw a record number of bears this fall. The cool, wet spring provided lots of berries late in the summer, which brought the bears down to the lower elevations.

### Eldorado Web Page Created

Eldorado members, Jim and Connie Bretes, volunteered to create and maintain a web site for the Association. Eldorado members now can visit this site to stay up-dated. The site lists up-coming events, updates from the Board of Directors, pictures, dues information and much more. Covenants, By-laws, and Architectural Committee worksheets may be printed off the site on your PC! Jim and Connie have done all of this from their home in Michigan. They look forward to retiring to Eldorado in the near future. The Board of Directors thanks Jim and Connie for providing the members with such a useful tool.

Visit us at [EldoradoHeights-HelenaMT.com](http://EldoradoHeights-HelenaMT.com)

Welcome to all new Eldorado Members!

Want to be more involved? Join a Committee! Find out more at the Annual Meeting in May!

### New Secretary/Treasurer

Eldorado Secretary/Treasurer, Amber Freeman, resigned her position on August 1, 2008. The Board of Directors would like to thank Amber for her service to the Association. Jean Jagoda is the new Secretary/Treasurer.

The Eldorado community has been saddened to see long-time members Larry and Bev Roberts, move away. Larry was serving a current term as a Board Director and has been serving, on and off, since 1985! Larry has held the job of President, Secretary and everything in-between! Larry's participation will be greatly missed. Larry and Bev have always been wonderful neighbors and dedicated Association members. We wish them all the best in their new home. Please stay in touch, Larry and Bev!

### BOARD OF DIRECTORS

- President.....Jim Wilbur
- Vice President.....Paul Jagoda
- Director.....Troy McGee Jr.
- Director.....Nick Odell
- Director.....Rick Hewey
- Director.....Curtis Freeman
- Director.....vacant

### ASSOCIATION ADDRESS

Eldorado Heights Homeowners Association  
5499 Huotari Lane  
Helena, MT 59602

## 2009 ASSOCIATION DUES

Dues for 2009 will be **\$210.00** per lot. **Dues need to be paid in the month of May.**

The Board of Directors has enacted the following delinquency policy;

- 1) Association fees are due in the month of May every year.
- 2) A reminder will go out to members who have not paid along with the Annual Meeting minutes on June 1<sup>st</sup>.
- 3) A final notice will be sent August 1<sup>st</sup> including a 10% late fee.
- 4) Delinquent members will be sent to collection September 1<sup>st</sup>.

\*Please remember that bills are not sent to members. Mark your calendars now to remind yourself when to pay your dues.

## CALENDAR OF EVENTS

EHHA ANNUAL MEETING

MAY 2, 2009 6PM

**YORK COMMUNITY HALL**

EHHA ANNUAL WORK DAY/PICNIC

**MAY 2, 2009 10AM**

Bring your yard tools and gloves. This is the day that the portable boat docks are reinstalled and the common area cleaned up. Cold drinks and sandwiches are provided by the Association. Please bring a salad, side dish or dessert to share.

## **EHHA Forced to Take Legal Action**

The Association was forced to file a case in Lewis and Clark County court recently. The suit is the result of covenant violations on lot 63 owned by Cheryl Jenkins.

## **Covenant/By-law Revisions**

The Eldorado protective covenants and by-laws are written in such a way that every ten years changes can be made with a majority vote of members rather than 2/3 of members, which is an easier goal to obtain. As 2010 grows near the Board of Directors have been taking steps to improve the covenants.

Step 1- The Association attorney will develop a draft "modern update" of the covenants and by-laws.

Step 2- The Board will review the draft and make recommended changes.

Step 3- A "working group" of members will be created and a chairperson appointed. That chairperson will compile recommendations from the working group and submit them to the Board.

Step 4- The Board will review recommendations from the working group to create a final edit.

Step 5- The Board will meet with the Association attorney to create a final proposal.

Step 6- official ballots will be sent to members for voting before January 2010.

At this time steps 1 and 2 are complete. The working group is now getting started with step 3 and all members should receive ballots in December 2009.

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### ***Plans to Build?***

*The Board of Directors reminds members that they are **required** to fill-out and submit an Architectural Review Worksheet prior to construction of any kind. The Architectural Committee's job is to help determine if building projects meet the protective covenants. This prevents costly mistakes for both the members and the Association. Worksheets are available on request thru the EHHA address and on the web page.*

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# EHHA THANK YOU'S

Members **Jerry and Lisa Gresen** donated and delivered an outhouse to the Boat Dock area. The one that was there kept blowing over in wind storms. The "new" one needs some work, but is an improvement because it has a heavy concrete base! (\*please notice picture at right!)

Members **Ray Butler and Mark Gates** have always helped with snow removal over the years, using their personal tractors.

Member **Luryce Summers** mows around the Association sign and mailboxes in the summer. It looks much nicer and it doesn't give snakes a place to hide!

Thank you to all the members that helped with our annual clean-up last May. It was a great success. Hope to see you again this year.

Thank you to all members whose names should be here, but aren't. Eldorado Heights is a beautiful place and we are all lucky to live where neighbors help neighbors.

## Where are You?

The single most difficult task for the Secretary/Treasurer is tracking lot owners. Lots change hands or people move without giving notice. As a result, every time a mailing goes out to members, some will always come back un-deliverable. Please keep us up-dated with current addresses and let us know if you sell your lot! Thank You!



Director, Curtis Freeman, goes beyond the call of duty while installing the new outhouse in October! A piece of pipe fell in the hole and he bravely went where no man has gone before!

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ADDRESS CORRECTION REQUESTED



