



Iron Horse Homeowners Association



FALL UPDATE

Dear Iron Horse Property Owner,

The 2022 budget was recently approved. The last increase in HOA Dues occurred in 2009 at the rate of \$2,500 per year. The board decided to raise the HOA dues to \$3,000 per year starting in January 2022. This is a necessary step to maintain the standard of roads, security, and other services that the HOA provides. Our water rates remain unchanged at \$6/CCF (748 gallons) which continue to be the lowest rate in the Whitefish Area. We expect to maintain this rate for the foreseeable future.

Security is a primary cost of our HOA business and it is of course labor intensive. We have aggressively raised our pay rates the past 5 years to maintain and increase the quality of our staff through the Covid work shutdowns and the 'Defund the Police' movement, which has had a negative impact on the interest of people working in this field. We are fortunate to have remained fully staffed during this period.

We have increased the number of Security staff with the addition of a fulltime Roving Patrol during the daylight hours. They continually drive around the development as our Eyes and Ears watching for fires, bears, accidents, and to respond quickly to any calls from property owners for assistance. Please call them about any animals that you see or any assistance that you might need – they are here for you as our Community Assistance! 406-863-3032.

We are eyeing several areas for additional investments over the next few years. These include introducing an array of wireless security cameras throughout our wooded development, and providing the updated equipment at the Welcome Center for Security to monitor them. We will also be looking to invest *more* in our

Security Staff. We believe that the highest quality and quantity of staff on-site provides the value of safety and comfort to our owners.

Lastly, a word about construction in Iron Horse. We are *very* busy with 26 homes in some state of active construction, and if you live near one of them you are likely unhappy with the noise and commotion. We have limited construction hours, parking regulations, and other restrictions to minimize this but the reality is that construction causes noise and hassle. Hang in there! If you sense any violations or have any questions, please do not hesitate to contact Security and let them investigate. It's their job and they are happy to help.

Sincerely,

Andrew Moshier, President
Iron Horse Homeowners Association