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# IRON HORSE

## NEWS BRIEF

January 2023

### **Fiber Optics High-Speed Internet**

The Iron Horse HOA and MtnMax are installing a 2-gigabit synchronous fiber optic in our community this summer! The fiber will be delivered to the Point of entry of every lot for an easy switch and Spectrum cable will remain as is for those not wanting to upgrade. More information and details on activating your fiber service will follow in the spring.

### **Iron Horse Billing**

As a reminder. The HOA Dues are sent out on January 1<sup>st</sup> and July 1<sup>st</sup> and are due immediately. Cabin Owners' billing is sent out Quarterly. The HOA Board approved the following collection policy; After the bill is 30 days due, the manager will make a friendly reminder call and email to let you know your assessment is past due, and monthly late charges will be added to your account. When the bill is 60 days unpaid, the manager will place another call and send another email to let you know the bill is due in 10 days or a pay lien letter will be sent. If there is still no response within that 10 days, a lien will be filed on your property and legal costs will be added. The manager is authorized to work out a payment schedule with board approval.

Here at Iron Horse, we have our own water well system, this provides a lower cost for water and the benefit of well water for drinking and all potable use. The water bills are billed quarterly. This is not to be confused with the City of Whitefish Sewer System. We encourage you to sign up with ACH where the funds are paid automatically, and no payment gets missed. We have several delinquencies and may need to start charging late fees. Please contact Nancy for the ACH Form.

### **Water Well System**

In 2022 our water well system was hit by lightning during a storm. The storm knocked out our water system but, we do have in place a backup system. We discovered many components in our well system are now obsolete and we are in the process of upgrading the system with new equipment that will serve the community for many years to come.

### **New Ice Melt Mixture**

You may have noticed we used a new product on our roads this winter. It is a product that melts the ice and leaves no after-effects on the sides of the roadways. There will be no cleanup or sweeping in the spring. We have used a small amount of gravel due to the heavier snowfall. If you have noticed a difference, please let me know.

**Best wishes for the New Year**