Glenda Wiles

From:	Glenda Wiles
Sent:	Monday, February 5, 2018 11:15 AM
To:	Terry Nelson
Cc:	Jeff Burrows; Chris A. Hoffman
Subject:	Emailing: Sandhill Ridge SD
Attachments:	Sandhill Ridge SD.pdf

Terry, is this coming up on the commissioners calendar, might be on there already just don't see it. Glenda

Your message is ready to be sent with the following file or link attachments:

Sandhill Ridge SD

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Jones
Associates
PLLC

2625 Dearborn Avenue, Ste. 102 A
Missoula, MT 59804

Tel: (406) 541-3333
Fax: (406) 541-3444

Kevin S. Jones
Licensed to Practice in
Montana & Texas
kevin@jonesmtlaw.com

Joseph D. Houston
Licensed to Practice in
Montana & Idaho
joe@jonesmtlaw.com

Christy Shipp
Legal Assistant
christy@jonesmtlaw.com

Devlin Coubert
Legal Assistant
devlin@jonesmtlaw.com

February 2, 2018

Sent via Regular Mail and E-mail

Ravalli County Commissioners
215 S. 4th St.
Hamilton, MT 59840
commissioners@rc.mt.gov

RE: Proposed Sandhill Ridge Subdivision

Dear Commissioners:

This law firm represents the Remington Ridge Homeowner's Association. It is our understanding that, as a condition of final subdivision approval for the Sandhill Ridge Subdivision, the Sandhill Ridge developer is required to submit a proposal for road maintenance for shared roads, including Heaven's Way. Heaven's Way is generally referred to as a 60-foot-wide public access and utility easement on prior subdivision approval documents.

The Remington Ridge Homeowners and the Homeowners Association Board of Directors have several concerns with regard to the substantial increase in use that will occur on Heaven's Way once the Sandhill Ridge Subdivision is approved and development begins. Please see attached my January 22, 2018, letter to Jeff R. Smith at WGM Group. That letter identifies many of those concerns.

To address some of these use and safety concerns, the Remington Ridge HOA Board is proposing measures to ensure appropriate speed of vehicles driven on Heaven's Way, through the Remington Ridge Subdivision. These measures include a reduced posted speed limit, speed humps, and weight and length restrictions. It is my understanding three members of the Remington Ridge HOA Board spoke with Terry Nelson, the Ravalli County Planner, about these proposals. Mr. Nelson indicated to them that posted speed limits, adding speed humps, and adding stop signs on Heaven's Way, in and around the Remington Ridge Subdivision, would be acceptable to the County.

We have not received a formal response from Sandhill Ridge with regard to my January 22, 2018, letter but we have been told that the Sandhill Ridge developer is opposed to speed bumps and weight restrictions on Heaven's Way. It is unclear whether the Sandhill Ridge developer is amenable to splitting the cost of

maintaining that portion of Heaven's Way that runs through the Remington Ridge Subdivision on the pro rata basis outlined in my letter.

Before proceeding to review the Sandhill Ridge Subdivision for a final plat approval, we would request that you let us know the County's formal position on Heaven's Way and whether the Remington Ridge Homeowner's Association is authorized to post speed limits and vehicle weight and length restrictions for use of the road, and to place stop signs and speed humps on that portion of Heaven's Way which runs through the Remington Ridge Subdivision. We also would request that the County review carefully the Sandhill Ridge Subdivision's proposal for sharing maintenance costs associated with Heaven's Way, particularly that portion lying within the Remington Ridge Subdivision. Given that the number of homes proposed for Sandhill Ridge is nearly double the number of homes lying within Remington Ridge, Sandhill Ridge owners' use of the road will be substantial and burdensome given the disparity in the number of homes in the two developments.

Sincerely,

JONES & ASSOCIATES, PLLC

Kevin S. Jones

KSJ/df

Glenda Wiles

From: Devlin Foubert <devlin@jonesmtlaw.com>
Sent: Friday, February 2, 2018 3:43 PM
To: Ravalli County Commissioners Office
Subject: Proposed Sandhill Ridge Subdivision
Attachments: Jones & Associates_20180202_154121.pdf

Please find attached a letter from Kevin S. Jones.

Regards,
Devlin Foubert
Legal Assistant | JONES & ASSOCIATES, PLLC
p. (406) 541-3333
f. (406) 541-3444
a. 2625 Dearborn Ave., Ste. 102A
Missoula, MT 59804
w. jonesmtlaw.com

Jones
Associates
PLLC

2625 Dearborn Avenue, Ste. 102 A
Missoula, MT 59804

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Christy Shipp
Legal Assistant
christy@jonesmtlaw.com

Devlin Foubert
Legal Assistant
devlin@jonesmtlaw.com

January 22, 2018

Sent via Regular Mail and E-mail wgm@wgmgroup.com

Jeff R. Smith
WGM Group
1111 E. Broadway
Missoula, MT 59802

Dear Jeff:

I met with the Remington Ridge Homeowner's Association Board of Directors last Friday. I also reviewed your January 9, 2018, letter and a map of the existing roads through the various subdivisions, as they currently exist. The Remington Ridge HOA Board of Directors is concerned about the significant increase in traffic over Heavens Way that will occur as a result of the Sandhill Ridge Subdivision, and the Sandhill Ridge residents' use of Heavens Way as primary access to the subdivision. While the road was constructed to withstand substantial additional traffic, the curves and elevation changes in the road make it a safety hazard unless all drivers honor the posted speed limit.

The Remington Ridge HOA Board of Directors reluctantly agreed to have me pursue a Road Maintenance Agreement with BSDG Eightmile, LLC, on behalf of the Sandhill Ridge Subdivision. That Road Maintenance Agreement would need to include the following:

1. The ability for speed bumps along Heavens Way to insure that drivers are honoring the posted speed limit.

2. The possibility of lowering the posted speed limit from 30 mph to 25 mph, at least in sections of the road where excessive speed could prove hazardous.

3. A posted weight restriction on the road so that construction equipment and construction vehicles did not use the road.

4. A mechanism for enforcement of the overweight load prohibition.

5. A Road Maintenance Agreement that requires the Sandhill Ridge Homeowner's Association and its residents to pay a pro rata share of repair and maintenance for that portion of Heavens Way which runs through the Remington Ridge Subdivision. It is my understanding Remington Ridge has approximately 20 homes and Sandhill Ridge will have approximately 38 homes, such that the Sandhill Ridge HOA should pay 38/58ths of all repair and maintenance costs.

Please discuss these matters with your client and contact me at your earliest convenience to further discuss them.

JONES & ASSOCIATES, PLLC

Kevin S. Jones

KSJ/cs

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Kevin S. Jones

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Devlin Faubert
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January 22, 2018

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Jeff R. Smith
WGM Group
1111 E. Broadway
Missoula, MT 59802

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