**Spirit Hills New Homeowner FAQs**

From the Spirit Hills HOA Board and all your new neighbors, WELCOME TO SPIRIT HILLS. We hope you are settling into your new surroundings and have had the opportunity to meet some of your neighbors. There are a few questions that almost all newcomers ask so we hope this short list of FAQs answers most, if not all, of your questions.

**Can you tell me a little about the community water system?** Spirit Hills Community Water System is owned and managed by Spirit Hills Water Co, LLC Ken Walker 406-586-6898. The wells are located in the common areas within the neighborhood. We currently pay $180 quarterly for up to 58,000 gallons/month. Please contact Spirit Hills Water Co at 406-586-6898 so they can get you into their accounting system.

**How do we communicate with our community in general?** We have setup a community Google Group account. By joining our Google Group, you will receive an email when information is shared by your HOA Board members and other members of the community. You can also post messages for everyone else to see. To join, please request access by emailing Edward Wisman at ewisman1@gmail.com.

**Who are the HOA Board members and how do I contact them?**

You may contact the board members at Spirithillshoaboard@gmail.com

President Melody Bliese

Vice President Pattie Urie

Secretary Vacant

Treasurer Vacant

At Large Mike Kalmanson

Property Management Saddle Peak Properties info@saddlepeakproperties.com;

 406-581-0142; after hours 406-599-2613

**How much are the HOA fees and what services do they pay for**?

The HOA dues are $500 per year. We bill once per year. Invoices will be mailed by March and are due upon receipt. Interest will accrue for late payments. Your fees cover professional property management, snow plowing of community streets, open space mowing and weed spraying, and miscellaneous administrative expenses like office supplies, postage, insurance and taxes.

**Is there an active Design Review Committee?**

Yes, there is a committee whose job it is to review and approve all proposed exterior remodels or new construction. If you are planning any modifications (e.g., paint changes, new decking, solar panels, fencing) or additions, please contact the Design Review Committee by emailing Mike Kalmanson at mikekalmanson@gmail.com, Trey Feigle at trey.feigle@mheducation.com, or Cate Wright at catewright99@gmail.com. The required form can be found on the Spirit Hills Google group.

**How often does the HOA hold meetings**?

The community meets once per year. Our annual meeting of the owners is held within the first three months of each calendar year. Notice of the meeting will be mailed. The Board may call a special meeting for business at any time.

Again, welcome to Spirit Hills,

Spirit Hills HOA Board Members