

Pleasant View Homeowner's Association

Missoula, MT

HOA Newsletter

<http://www.pleasantviewhomes.org>

Summer 2011

Boulevard Trees

The HOA Board has been getting a lot of questions concerning the boulevard trees in the neighborhood. Specifically, who is responsible for the care and watering, as well as the guidelines for replacing dead trees.

For your convenience, the HOA Covenant regarding trees has been placed on the backside of this newsletter. This HOA Covenant is in alignment with "Ordinance Number 3043" as determined by the City of Missoula. You can view this ordinance online at <http://www.ci.missoula.mt.us/DocumentView.aspx?DID=454>. The City of Missoula also has published a guide to the Municipal Code that covers the recommended tree species and the approved care and pruning guidelines for boulevard trees at <http://www.ci.missoula.mt.us/DocumentView.aspx?DID=455>.

The Pleasant View HOA Board has worked out an agreement with Caras Nurseries to help with boulevard tree replacement in Pleasant View. Caras carries a variety of trees and sizes for boulevard planting, including Sugar Maple, Autumn Blaze Maple, Norway Maple (selected cultivars), Hawthorne, Honeylocust, Bird Cherry, Oak, Crabapple, Plum, Serviceberry, Linden, Elm, Hackberry, Blue Beech, and others.

General installed (planted) pricing by size would be:

2.5" caliper (trunk diameter)	\$375
2" caliper	\$305
1 3/4"	\$275
25 gallon (usually 1 3/4-2")	\$275-350
20 gallon (usually 1.5-2")	\$225-275
15 gallon (usually 1-1.5")	\$175-225
10 gallon (usually 1-1 1/4")	\$140-185

Smaller sizes are available.

Staking and other operations (such as fabric and mulch) are not included but generally carry a small additional charge. These prices are for a quantity of one planted in the greater Missoula area and include a \$40-50 per tree mobilization charge which would be spread out for the planting of multiple trees in one trip. For any questions, you may contact Bill Caras at 370-2846.

HOA Board Nominations

There will be four Pleasant View Board positions open for elections at the HOA Fall General meeting in October 2011. If you are interested in nominating yourself or any other Pleasant View homeowner, please send in your nominations to the HOA Secretary by September 1st, 2011, so we may include the nominee on the ballot.

You can email the HOA secretary at Secretary@pleasantviewhomes.org, or, you can submit your nominations by dropping them in the HOA Dues Payment drop box at Bailey's.

HOA Board Schedule

Meetings are held at the Glengarra Place Senior Apartments clubhouse, 3900 Galway Avenue. The meetings for the third quarter of 2011 are on July 17th, August 21st, and September 18th at 6:00 PM.



Bailey's Coffee House & Market

Summer Hours:

7AM – 7PM Mon. – Fri.

9AM – 5PM Sat. – Sun.

Now Serving Soups & Sandwiches!

Restatement of Covenants and Related City Codes

Based on Recent Common Complaints by Homeowners to the HOA Board

	Pleasant View Covenants*	Municipal Code
Parking	Vehicles shall not at any time be placed or parked so as to obstruct or interfere with pedestrian or vehicular traffic along any road, sidewalk, access easement, or right-of-way within the premises. Alleys are reserved for access and utility placement. Parking in the alley, whole or in part, is prohibited at any time so as to maintain safe and unimpeded access. Trailers, boats, recreational vehicles, automobiles, etc. parked outside the garage shall not exceed twenty feet in length and in no event shall they project into any street, alley or sidewalk. Such items shall not be parked on the street for more than a 48-hour period during any one week period.	There is absolutely no storage of any vehicle (includes autos, trailers, campers, RV's) on city streets. Any vehicle parked (or stored) longer than 5 consecutive days will be tagged and removed, and then auctioned off if not claimed. This includes campers and trailers attached to a motorized vehicle. To view all the city codes regarding parking and storage, you can go to http://www.ci.missoula.mt.us/index.aspx?nid=268 and click on "Title 12 - Streets, Sidewalks, and Public Places". To report abandoned motorized vehicles, call 552-6293. To report unmotorized vehicles (campers, trailers), call 552-6300.
Off Premise Storage of Boats, Trailers, RV's, etc.	Boats, trailers, recreational vehicles, campers, off-road vehicles, commercial vans/trucks, and the like shall be stored within the garage or outside of the Pleasant View Home subdivisions.	(See above)

	Pleasant View Covenants*
5. Landscaping and Maintenance of Lot, Boulevard Areas, and Adjacent Common Area Walkways - Landscaping and Maintenance of Lot, Boulevard Areas, and Adjacent Common Area Walkways	A minimum of one street tree, centered with the boulevard per every 30 feet on average, withstanding clear sight triangles and driveway accesses, shall be planted by the Declarant within six months of completion of home construction, weather permitting. The plantings shall occur within the central area of the boulevard of the street fronting the home. A protective covering at the tree base is recommended. Said trees shall be continually and maintained by the Lot Owner, to include proper watering. In the event the tree dies at any time after planting and for any reason, then the same species and similar-height tree shall be planted. Lawns shall be regularly mowed, irrigated as needed, and maintained in a reasonable weed-free condition. Underground sprinkler systems are highly recommended, as they utilize water efficiently. All grass within the boulevard adjacent to the Lot, as well as the grass in the Common Area Walkway adjacent to the Lot up to the edge of the sidewalk, and that within the individual Lot shall be mowed, irrigated, kept reasonably weed-free and otherwise properly maintained. Lot Owner shall re-vegetate any ground disturbance with beneficial species at the first appropriate opportunity after the disturbance occurs. The intent is to properly maintain all landscaped lot areas in a healthy, generally weed-free condition. Lot Owners shall provide proper and continual maintenance of all structures and fences within their Lot.

*To save space, these are only extract from the entire covenants and codes. For a complete copy of the covenants, you may go to <http://www.pleasantviewhomes.org/hoa-information/covenants/>.