

Pleasant View Homeowner's Association

Missoula, MT

HOA Newsletter

<http://www.pleasantviewhomes.org>

Winter 2012

Welcome New HOA Board Members

The Pleasant View HOA welcomes Lanette Perkins and Farrah Koch to the Board. Nominations and related vote for Board Officers occurred at the following November Board Meeting. Here is the current Pleasant View HOA Board roster:

Bill McGlynn – Secretary
Donna Dietz
Farrah Koch
Jim Kelly – *alternate*
Lanette Perkins

Marcus Jackson
Rod Austin
Ruth Hexter - Treasurer
Sam Allen – Vice-Chairperson
Steve Schmidt - Chairperson



2012 General Budget

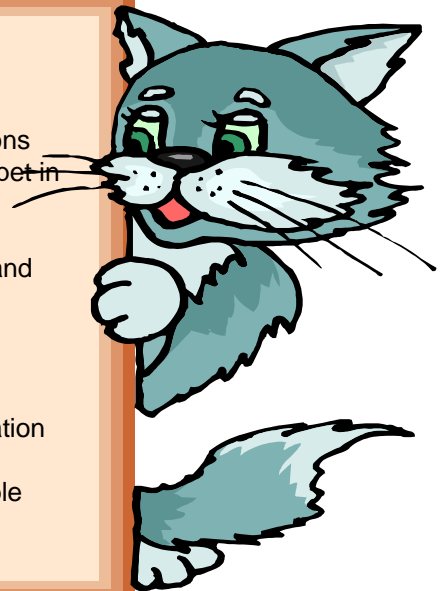
The 2012 General Budget was presented by the Finance Committee at the December HOA Board meeting, and was subsequently approved. Pleasant View HOA General Budget and other financial reports are not published publically, but is made available to Pleasant View HOA members (i.e., Homeowners) upon request. Requests can be made by calling the Pleasant View HOA Treasurer, Ruth Hexter, at (406)728-3637.

Invisible Fence Brand is for Cats, too:

If you have an indoor/outdoor cat, you may want to consider an Invisible Fence brand since they work with both dogs *and* cats. They offer solutions for both indoor and outdoor containment and area avoidance (keep the pet in the yard, out of the flowers, or off the sofa) for both dogs and cats.

During the spring and summer months, the Pleasant View HOA Board and Animal Control receives numerous complaints about cats loose in the neighborhood, damaging flower beds and creating a nuisance. We encourage people to become responsible neighbors and pet owners.

Seth with Invisible Fence of Western Montana is offering a free consultation and a 5% discount to Pleasant View homeowners who refer to this newsletter. You can contact her at (406)626-0867, or, go to their Invisible Fence website at www.invisiblefencemt.com.



HOA Board Schedule

Meetings are held at the Glengarra Place Senior Apartments clubhouse, 3900 Galway Avenue. The meetings for the first quarter of 2012 are on January 16th, February 20th, and March 19th at 6:00 PM.

Bailey's would like to thank the residents of Pleasant View for their ongoing business and support!

Bailey's Coffee House & Market

Winter Hours:

7AM – 7PM Mon. – Fri.

9AM – 5PM Sat. – Sun.

Now Serving Soups & Sandwiches!

Neighborhood Watch Report

The Pleasant View HOA is a member of the Neighborhood Watch program. This effective program relies on the Pleasant View residents and local Police working together. To find out how to become part of the Neighborhood Watch for Pleasant View, as well as receive monthly crime activity reports and email alerts, you can contact our Neighborhood Watch representatives: Donna Dietz at 370-1296, Al Wellman at 207-5556, or Jim Kelly at JimJoanKelly@hotmail.com.

11/17/2011	4:50 AM	CHELSEA & FLEET	ALL MISDEMEANOR THEFT - MPD
11/17/2011	9:33 AM	26xx STRATFORD LN	PERSON TO BE REMOVED - MPD
11/19/2011	1:49 PM	26xx O'SHAUGHNESY ST	SUSPICIOUS ACTIVITY - MPD
11/23/2011	8:57 AM	26xx SHEFFIELD DR	THEFT MISD, FR MOTOR VEH - MPD
11/24/2011	4:23 PM	28xx MARY JANE BLVD	DISTURBANCE - MPD
12/2/2011	2:29 AM	FLYNN & ENGLAND	SUSPICIOUS ACTIVITY - MPD
12/2/2011	4:28 AM	36xx KINGSBURY PL	SUSPICIOUS ACTIVITY - MPD
12/2/2011	10:48 PM	CONCORD & CONNERY	SUSPICIOUS ACTIVITY - MPD
12/2/2011	11:32 PM	40xx SAXONY PL	CRIMINAL MISCHIEF - MPD
12/12/2011	12:21 PM	40xx ENGLAND BLVD	CRIMINAL MISCHIEF - MPD
12/14/2011	1:31 PM	39xx GALWAY AVE	CRIMINAL MISCHIEF - MPD
12/12/2011	1:42 PM	40XX O'LEARY ST	CRIMINAL MISCHIEF - MPD
12/26/2011	1:45 PM	41xx CHELSEA DR	TAMPERING W/ MOTOR VEHICLE - MPD

Garden Shed Ordinance Update

At the December 12th, 2011 Missoula City Council Meeting, the Missoula City Council voted to change the city ordinance related to garden sheds on residential properties.



This impacts the residents of Pleasant View, since the shed ordinance that was in place made it difficult, if not impossible, for garden sheds to be compliant with City Code guidelines within Pleasant View.

There was an amendment to the general standards of Section 20.45.020 which:

- removes structures not exceeding 120 square feet in area from the permitting section
- still are subject to front and side street setbacks.
- eliminate the rear and side yard setbacks
- removing the 10-foot separation requirement between all structures on the parcel.
- not more than 50% of the lot can have sheds on them.
- sheds can only be eight and a half feet tall.

Previously, garden shed structures 120 square feet or less had to be at least 5 feet from the rear and side property lines (setbacks), and at least 10 feet from the primary structure (house). And, although garden sheds up to 120 square feet in area did not require a building permit, certain forms, fees and, in some cases engineering documents were required. You can view these changes at the Office of Planning and Grants website: www.co.missoula.mt.us/opgweb/default.htm. The second item in the right-hand list is the changes.