



BOULEVARD TREES

The trees on the north and south of England were not pruned this year, however they are in the budget for 2027.

Reminder that the boulevard trees are owned by the City, however it is the homeowner's responsibility to maintain them. This year your HOA dues went towards pruning trees and treatment of aphids on the Ash trees. The total cost was \$153,733.06.

We have found that there are 3 types of aphids attacking our trees. And the HOA can no longer treat them. Please look at the letter that is included in your quarterly statement.

NOTE: If you have lost a boulevard tree you can request the City to replant that tree on the boulevard.

5 ACRE PARK UPDATE

The Pleasant View Park has been approved for a \$35,000 project in 2027. The east-west pathway is moving forward, a tennis/basketball court and a veteran's honor board and flagpole are in future plans. Friends of Missoula Parks also approved fiscal sponsorship on September 17th, so residents will be able to donate. The Board thinks this is a good win to credit the Board under your leadership.

FLYNN LANE PATH IMPROVEMENTS

The City is building a new shared-use path along Flynn Lane between Camden Street and Siren Road, with a new crossing planned at Camden in addition to existing crossings at Flynn/England and Flynn/Chelsea. It is a federally funded project, with construction expected to move forward in 2027. This will give our neighborhood a safer walking and biking route along Flynn.

OWNER CONTACT UPDATE

Nearly a third of our homes are rentals, and we're missing contact information for a lot of owners. A short request asking owners to send us their current mailing and email addresses would really help. Visit www.pleasantviewhomes.org and click **Subscribe To HOA News** (right hand side of page).

PURPOSED ELECTION AND BY-LAW NOTICE

The board is working on one annual spring election and staggered seats, with the member vote at spring neighborhood garage sale and picnic. The Board is always looking for new board members.



Fall 2026 HOA Board Meetings Schedule
Meetings are at 6:00 PM at Bailey's, at the corner of
England Blvd. & Mary Jane Blvd. All HOA Members are
welcome to attend:
October 19th November 16th December 21st





FALL CLEAN UP REMINDERS

- Be sure to give your trees a good soaking before winter.
- Clean up around your home and alleyway.
- City leaf removal for our neighborhood is scheduled for Nov 3-9.
- Trailer, RV's, Campers, Boats, etc. must be stored off the streets, not in your driveways as that might block the sidewalks.

BUDGET FOR 2027

The Finance Committee met for the first time in September and will begin to put together the budget for the year 2027. There will be two more meetings before the final reading at our December meeting.

OTHER THINGS

The Board will be reviewing our By-Laws, Procedures and Covenants for the next few months. Making sure we are in Compliance.

HOA Dues Payments Drop Box

As an added convenience to Pleasant View HOA members, a drop box is located inside of Bailey's coffee shop for HOA dues.