

# Hyalite Foothills Homeowners Association



### Special points of interest:

- > Septic cleanout coupon from TLC Septic (pg. 4)
- > Ready for a covenant update? (pg. 2)
- > Most improved property contest is back! (pg. 2)
- > Roads and weeds, oh my (pgs. 2-3)

### Inaugural Hyalite Foothills Neighborhood Garage Sale

Mark your calendars for **August 25, 2012** from 8:30 am to 1:00 pm for the first (perhaps of many) neighborhood-wide garage sales!

Got a little extra stuff on your hands? Yeah, us too. If you would like to participate in this event please email or write us (see contact info on the back page) **by August 15** to join the party. That's it! Not quite ready for a sale this year? No need to do anything!

If you plan to participate, a neighbor will tie a red balloon on your mailbox (or stake it to your driveway) the morning of August 25. This will let shoppers know that you are open for business. Please take this bal-

loon down promptly at 1:00 pm to help us usher shoppers out of the neighborhood on time.

Want to sell more stuff? Here are a few tips: 1) place your "goods" about 6-10 feet back from the street, 2) have a cash box ready to make change quickly, 3) have at least two people onsite at all times – one to handle transactions and one to answer questions and keep tables tidy, and 4) have all items, or general tables, clearly marked with prices. You may also want to consider renting a few extra tables from a local rental store for easy set-up.

Our promotional materials will include details about

parking, neighborhood courtesies etc. If you have a suggestion for shoppers, please let us know **by August 1** so that we can include your suggestion in our materials. Newspaper ads, web promotions and other outreach materials will be placed in early-mid August.

This event will go on rain or shine, so please be prepared to host a true garage sale, if you would like to participate. Learn more about how to have a great garage sale by visiting: [www.containerstore.com/tip/view/garagesale](http://www.containerstore.com/tip/view/garagesale)

**Happy cleaning!**

### Inside this issue:

Most Improved Contest	2
Christi the Covenant-smith	2
Travel & Roads	2
Weeds-be-gone!	3
Notable Neighbor	3
Septic Cleanout Coupon!	4
E-Newsletters	4

### NEW! Neighborhood Engagement Opportunities

**Join us!** We are looking for a few willing neighbors to join our board. If you have roughly two hours a month to support your neighborhood please call, email, write, visit, stalk us in the grocery store, do anything you can to get ahold of us and come aboard! Give us a call to learn more about the

various duties and openings. Our board is a group of volunteers, and neighbors like you, who greatly appreciate a team effort.

**NEW!** Join the Hyalite Foothills **Caring Committee**. Not interested in joining the board? Sign up for our caring committee, and just do just the occasional fun stuff.

This group is super informal and has no time commitment or specific duties. For example, a member of the caring committee could help tie balloons on mailboxes for the garage sale, or help make signs for upcoming events. Please call, email or write us to get your name on the list.

## 2<sup>nd</sup> Annual Most Improved Property Contest

Back by popular demand! Improve your property this year and be entered in a contest to **win a \$250 gift certificate** to a hardware store or nursery of your choice!

First Place: \$250

Second Place: \$150

Third Place: \$75

Got a bit of a mess over there? You know who you are. Take advantage of this offer to gussy up that property you love so much. Got an

immaculate property already? Revamp a bathroom or add a few new features to your kitchen to get a little extra bang for your buck (see Summer 2011 Newsletter pg. 4).

We're all works in progress, so let's work together to keep our neighborhood not just in a great school district, but in great condition too.

**To enter**, submit a "before" photo of your property (taken between June 1– Aug 1) via email or hard copy to the ad-

dress listed above by **August 1**. Then, get cookin! Submit your "after" photo (taken from the same basic view) by **October 1**. The board will compile the entries and present them for a vote during the Fall 2012 meeting. Good luck and happy home improvement!

Thank you to everyone who participated in our October 2011 meeting and chose last year's winners!



What will your before and after photos look like? Check out the Fall/Winter 2012 newsletter to see who wins this year!

**"Perhaps, like our hairstyles and pantsuits, it's time for an update."**

## Christi the Covenant-smith

**1974** – As in the year our covenants were written. As some of you may recall, this also happens to be the year that Nixon resigned, Hank Aaron hit his 715<sup>th</sup> home run, Muhammad Ali defeated George Foreman in The Rumble in the Jungle, OPEC nations ended the US oil embargo, Steve Jobs took his first big job at Atari, Inc. (yes, that Atari), and People Magazine released its first issue... with

Mia Farrow on the cover.

Much has changed in the last 38 years, but our covenants have stayed largely the same. Aside from the "no subdividing under one acre" rule that was passed at the turn of the century, our covenants are the same as they were when the average home price was just \$10,990 (sigh).

Perhaps, like our hairstyles and pantsuits, it's time for an

update. The board would really like to hear your thoughts on updating our covenants. What do you want to improve, what do you want to remove? Is this a worthwhile pursuit in general? **Please email or write us with your ideas.**

Please join us for the October 2012 annual meeting for a more in-depth discussion.

## Travel & Roads

Well, they came, they saw, they paved all right. In the summer of 2011 Morrison Maierle repaved many of the subdivision roads in an effort to correct a few sink hole issues and keep us up and rolling to the rivers (cue music). Unfortunately, some of the repaving process and final products leave a bit to be desired and need fixin'.

Thanks to the help of a few very excellent neighbors with an eye for paving issues, the neighborhood is working to resolve road issues before the warranty expires next year.

As of the fall of 2011, the primary issues of concern include: 'soft spots,' road edges sinking and cracking, uneven road edges and mailboxes

that were disturbed during the repaving process. Many of these issues were brought to the attention of the contractor before the work was completed. However, weather and other constraints made it challenging to correct the problems last fall. If you notice any road issues or would like to help keep our roads in good shape please contact us!



In addition to the main roads, travel and parking for the park area have also been improved to include fresh signage. (Can't you see them in this it'sy bits photo?) Go check out our fresh signs on your way to the park!

## Weeds-be-gone!

Is it just us or does the love of weeds decline with age? With so – oh so, so—many weeds in the neighborhood it seems like an overwhelming task to keep on top of them. And frankly, is there a worse way to spend time in Bozeman than pulling weeds?

Why bother? According to the weed experts, noxious weeds and dandelions in particular are hearty buggers that spread easy and can outcompete grass in your yard. Noxious weed management is also part of a homeowners responsibility, per county regulations. Though dandelions are lots of fun for making wishes, they are less of an attribute for the usual home buyers who place a premium on curb appeal. No, most of us aren't looking to sell any-time soon, but keeping on top of weeds can prevent a lot of added stress when house-centric events do arise, and keep your view of the mountains the stuff that songs are made of.

Don't be discouraged if your

neighbor doesn't share your passion for pulling. You may get a neighbor-genic seed here or there that will sprout, but the majority of weeds spread close to home.

**Mini-management:** Start by pulling up the knapweed and hoary alyssum in your yard.

These noxious weeds (i.e. makes animals sick) can be hard to spot (see photo left), but Gallatin County Weed District can help. Nab these as soon as they flower and dig those puppies up by the root, bag 'em, and toss 'em. A screw driver at the base will likely do the job. Now, get mowing. Preventing weed flowers from becoming seeds is one of the best ways to keep them from spreading. This management "plan" will help keep your yard "as is," but probably won't decrease your weedage over time.

**Medium-management:** Grabbing a few weeds each week can make a big difference. If you grabbed just two weeds each time you went to the mailbox you would pull over

300 weeds a year (not counting the 6 months there's snow on the ground)! That's not too bad. You can double up on the way to the trash can – junk mail, gone! Weeds, gone! This plan along with regular mowing will help reduce your weeds over time.

**Mega-management:** So, maybe pulling weeds to the point of tendinitis is a bit much, but there are still more great ways to tackle weeds if you want to get rid of them this year. Marion Owen (Co-author of Chicken Soup for the Gardener's Soul) has a great website that details how to tackle weeds in a kid, pet and grass-friendly way. Mowing, de-rooting, poaching, mulching, pickling... Read her how-tos by visiting [www.plantea.com/dandelions.htm](http://www.plantea.com/dandelions.htm)

Can't you just see those weeds now? "OMG here she comes again with the screwdriver and vinegar. Frank! No! You're next!"

**Go get 'em team!**



Spotted Knapweed flower. If you can spare 5 minutes, grab this bugger first.

### Gallatin County

### Weed District

**Office:** 582-3265

**Online at:**

[www.gallatin.mt.gov/Public\\_Documents/gallatincomt\\_weed/weeddept](http://www.gallatin.mt.gov/Public_Documents/gallatincomt_weed/weeddept)

## Notable Neighbor: Skier, Birder, Businesswoman, Anti-weed Enthusiast Kathryn Heistand

Kathryn Heistand and her husband Neal Miller came to Hyalite Foothills in 1992. Since then they have moved from Starling to Meadowlark, and still enjoy this neighborhood for the mountain views, cottonwoods and the lack of city lighting. Indeed the stars from our neighborhood do seem a little brighter.

Like so many of us, Kathryn and Neal enjoy Bozeman for a variety of reasons. "We

spend time cross country skiing and skate skiing with our dog and are also avid birders." Glacier café managers by summer (hello homemade pies), Hyalite Foothills residents by winter, Kathryn and Neal enjoy the seclusion of the neighborhood, but are always willing to lend a helping hand – especially when it comes to noxious weeds.

Kathryn became passionate about noxious weeds, namely

knapweed, after watching them take over the meadows of native flowers in Glacier National Park and the rolling landscapes of the Blackfoot Reservation. This passion has carried into her volunteer work in Hyalite Foothills where she has helped recruit weed-removers and walked the neighborhood looking for knapweed, hoary alyssum and other weeds. Thank you, Kathryn, for making our neighborhood even better.

**"When asked if I could help find someone to spray the noxious weeds in our neighborhood, I was actually excited to help!"**

## Hyalite Homeowners Association

### Financial Issues

Tracy Paine, Treasurer  
586-8077

### Neighborhood Events

Kathryn Watson, Secretary  
570-4261

### All Other Inquiries

Kathryn: 570-4261  
HyaliteFoothills@gmail.com  
PO Box 1994  
Bozeman, MT 59771

### Your Homeowners Association Board

wants to hear from you! If you have comments, questions or complaints, please let us know! Please remember to share your complaints and concerns in writing via email or PO Box. Thank you!

**Happy Summer!**

**We're on the web!**

**HyaliteFoothills@gmail.com**

## Septic System Discounts from TLC Septic Services

What is that smell? If you are reading this newsletter, you likely have a septic system that accumulates, well, 'stuff.' TLC Septic Services (a family-owned Belgrade company with 25 years' experience) has agreed to provide the Hyalite Foothills neighborhood a group discount on septic pumping services to get rid of that 'stuff,' and help you maintain a healthy property (see coupon left).

Maintaining your septic system can protect your property value and help prevent costly (and really gross) repairs to your septic tank, drainfield and even your drinking water well. Health officials suggest that you have your septic tank serviced roughly every three years. This means that if you haven't had your tank pumped since

June 2009, you're probably ready for check-up.

No, paying \$100+ to have your septic cleaned isn't sexy, but it might be a good investment to prevent paying full price down the road, or the thousands of dollars it will likely take to correct a system failure. "Awe crap (pun intended) I should have taken advantage of that coupon."

As with all services, you should make sure that this one is right for you and your family. We encourage you to get a detailed estimate from TLC, consider getting references, and be sure you're comfortable with their work before inviting them onto your property. Learn more about TLC at [www.tlcseptic.com](http://www.tlcseptic.com).

To learn more about being a homeowner with a septic system please

visit [www.epa.gov/owm/septic/pubs/homeowner\\_guide\\_long.pdf](http://www.epa.gov/owm/septic/pubs/homeowner_guide_long.pdf) This very dinner-appropriate document has great tips for everyday living like the reasons why you should NOT use a garbage disposal or clean with bleach if you have a septic system. Who knew!?

A special note, the Gallatin County health office and Environmental Protection Agency do not encourage monthly treatments, i.e. Rid-X and Bioclean, for your tank. These treatments will indeed keep your tank on the move, but may cause early drainfield failure and move unwanted 'stuff' out into your yard. Again, find a source you trust and decide if these treatments are right for you.

### Hyalite Foothills Neighborhood Coupon

TLC Septic, Inc.

Up to 47% off services and products

**\$135: 1,000 tank pump\*** including agitation and disposal, a \$95 savings

**\$155: 1,500 tank pump** including agitation and disposal, a \$100+ savings

**\$50: Bioclean**, a \$30 savings

Free filter cleaning, free dose system inspection, and free mileage.

Please call Chris at 406-581-3923 to schedule an appointment and get details about these services.

*Note: As Chris will tell you, be sure to have your lid exposed to prevent additional "dig fees."*

**This offer is only good July 9-16, 2012 and August 6-13, 2012.**

*\* Most of the neighborhood*

**E-Newsletters:** We are working to provide our Newsletters electronically. With a few extra hands on deck, we are hoping to make this service available in the Fall 2012. Thank you for sticking with us while we shimmy our way into the 21<sup>st</sup> Century.