

January 29, 2016

BIG SKY OWNERS ASSOCIATION



Photo Credit: Brian Koukol

Hello From The BSOA

*Your Homeowner Association newsletter with
this month's community news!*

Lone Mountain Ski Passes

A new year means new resolutions and for some that resolution may mean hitting the trails more often. If you plan to become a regular on the expansive trail system make sure you have stopped by the



BSOA and purchased your discounted LMR trails pass. Day passes and dog passes must be purchased at Lone Mountain Ranch.

BSOA property owners and their immediate family including parents, children and spouses of children, are eligible to receive a pass for \$66.95 (includes tax). A maximum of 4 season passes per property at this price can be issued. A signed "Cross Country Ski Pass Terms and Conditions of Use" release must be received from every skier purchasing a seasons pass.

[BSOA Board of Directors Meeting](#)

February 19, 9:00 AM

[BSAC Meeting](#)

Feb 4, 8:00 AM

Feb 18, 8:00 AM

[HAPPENINGS](#)

Feb 2 - [Big Sky Discovery](#)

[Academy Presents:](#)

[Nordic Race Series](#)

Feb 4 - [Big Sky Big Grass](#)

Feb 6 - [Ski Joring @ 320](#)

[Guest Ranch](#)

Feb 12 - [Kronos Quartet](#)

Feb 18 - [International](#)

[Guitar Night](#)

Feb 19 - [Yoga Workshop](#)

Feb 20 - [13th Annual](#)

[Dummy Jump](#)

Feb 27- [Mad Wolf Winter](#)

[Relay Race](#)

Feb 27 - [The Dybuk](#)

[WINTER TIP](#)

Big Sky is home to many snowbirds who choose to head south once winter settles in here. If you are going to leave your home unoccupied for any extended period of time in the winter it is recommended to keep your heat set at 55 degrees in each room to avoid frozen pipes. If your garage is heated, you should keep the heat on in there too because there are often pipes running through the

Passes can be purchased in the BSOA office and cash, check, and credit card are all accepted. Click on the links below to download the liability release and ski pass order forms. These forms and payment can be mailed to the BSOA office and we will send you back your season passes.

[Download the 2015-2016 Ski Pass Order Form](#)

[Download the 2015-2016 LMR Waiver and Release Form](#)

From skiing newbies, to trained athletes, there is a trail for everyone. Regardless of your skill level keep these few trail manners in mind:

- **Do NOT** walk on the ski trails
- **No Dogs** - there are designated trails for you to take your four-legged friends. Dog owners are responsible for keeping their animals safe and under control and must remove any droppings near the trails.
- **Leave behind only ski tracks** - if you stop for a break on the trail, make sure to pick up and pack out all of your trash

If you have any questions regarding the passes please contact the BSOA office at (406) 995-4166, or at bsoa@bigskyoa.org.

Community Transportation

On Wednesday, the Big Sky Chapel hosted the first of three neighborhood meetings to address the community's transportation system. As the community continues to grow and develop, so must the infrastructure and support systems, such as transportation. Many Big Sky residents would probably concur that there are increasing concerns regarding the volume of traffic in the community. The speed at which drivers travel is another cause worry. There have already been multiple accidents this year in both the Meadow and Canyon.

David Kack and Pat McGowen of the Western Transportation Institute (WTI) were in attendance to explain what steps the community can take to make transportation improvements. The objective of these meetings is to compile the information provided by residents from which WTI will generate a report. Once the report is completed a local entity will present it to Gallatin and Madison Counties and ask that a traffic study is completed. The study would help determine a long term transportation plan. More complicated road improvement projects can take anywhere from 5-7 years to complete therefore having a long-term plan in place is beneficial.

Though the process may seem simple there are several factors that may hold it up. Due to the extensive research road studies can cost upwards of \$80,000 and counties are not always willing to pay for it. However, receiving monetary support from the county for

walls that need to stay warm. Likewise to help the heat circulate around pipes, you should open any cupboard doors that have plumbing underneath to allow heat to reach the pipes (even if they are empty). When water freezes in traditional PVC, or copper pipes the water expands and cracks the pipes, then once the water thaws the pipes contract back and a crack is formed causing a leak. If you have kept your pipes warm during the winter then you should be relatively safe from frozen pipes. If a property management company takes care of your home while you are away, it may be a good idea to check with them to see what methods they're using to protect your home.

Holiday Thanks

The BSOA Staff would like to thank everyone who stopped by the office for the Christmas Stroll on December 11th. We enjoyed celebrating the holidays with you all and look forward to doing it again next year!



transportation improvement would seem like a no-brainer since Big Sky residents contribute roughly \$500,000 in road taxes to Gallatin County.

If you were unable to attend today to give your two cents have no fear, there are two more meetings planned. Additional meetings will be held on:

Wednesday, Feb 3 - 6:00pm to 8:00pm

Thursday, Feb 4 - 4:00pm - 6:00pm

If you are unable to attend either meeting and would like to contribute your thoughts on the topic email Kitty Clemens of the Big Sky Chamber of Commerce at kitty@bigskychamber.com.



Recycling

The BSOA office has received many calls from members wondering what has happened to the the recycling center. As many



of you know the recycling bins in Town Center were removed from the location on November 2 and at this time, there is no public recycling available in Big Sky. The bins were supposed to be removed on October 1, 2015, but a plan to relocate the bins to the Medical Center extended the removal date. Ultimately that deal fell through and the bins were transported down the canyon. Residents now have two recycling choices: 1) make the inconvenient trek down the canyon or 2) throw recyclables in the trash; neither are desirable options.

The Natural Resource Council, operating underneath the Big Sky Community Corporation, continues to look for a new location for a recycling center. There have been discussions with developers about hosting the bins, but it may be quite some time before a solution is found. Republic Services is currently looking for community feedback on curbside recycling services. If Republic Services decides to proceed with this service, it may become available this Spring. *Contact Republic Services at (406) 586-0606 with any questions regarding curbside recycling.*

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Property Taxes

The BSOA office has heard from several residents concerning the significant change in property taxes this year. Due to the concern BSOA staff researched the issue to better understand the changes. In April 2015, the Montana Legislature signed into law Senate Bill 157. The main change associated with the bill was to reduce the

reappraisal cycle from 6 years to 2 years for residential, commercial, and agricultural properties. The reasoning behind SB157 was to not only simplify



the historically complicated property tax system, but also more accurately depict property market values. On the old system three variables (new property values, new tax rates, and exemptions for residential or commercial property) were phased in over the six year period to mitigate the impacts of rising property values. Reappraising properties every two years no longer makes the complicated phasing in approach necessary.

The appraisal system is not what raises property taxes though, it only affects the valuation. According to the Montana Department of Revenue *"the amount of property tax is not determined solely by a property's value. To determine its taxable value, the property's market/productivity value is multiplied by the mill levy that city and county governments, school districts and other taxing jurisdictions establish to provide services in the taxpayer's area. Any special assessments specific to your levy district are added to the property tax amount on your property tax bill by your county treasurer's office."*

Want to know a little bit more about the changes? Click on the links below for more information about the property tax system:

[Real Property Classification & Appraisal Notice FAQs](#)

[How To Estimate Property Taxes](#)

[Article from the Missoulian about Senate Bill 157](#)

Member Input

An objective set forth by BSOA staff and Board is to improve communication and educate our members, as well as the broader Big Sky Community. The Community Living Manual and the New Member Welcome Packet are both examples of new efforts to better communicate. The other tool being utilized is the monthly

E-newsletters that are sent around the 24th of each month. BSOA staff wants to use this platform as a reliable source of information for not just BSOA related topics, but for community activities as well. We would like the newsletters to continue to improve and membership input is critical for that to happen.

BSOA staff welcomes any submissions and comments from BSOA and community members. Anything you'd like to see in the next newsletter? Let us know if there is an issue you would like addressed, an event your organization would like to share, or just something cool about the community. Email any topic ideas, BSOA member praises, press releases, event announcements, thoughts, ect. to bsoa@bigskyoa.org.

Parking

During winter, on-street parking poses a hazard as snowplows need full access to the road right-of-ways to properly clear and store snow.



Vehicles parked on the street inhibit the snowplows flow and can create situations wherein the snowplow cannot safely clear snow from the roadway, creating a hazard for other motorists. Due to the early morning schedule for snowplowing vehicles should never be parked on streets overnight. Most roads in the BSOA jurisdiction are paved to 24 ft, allowing just enough space for vehicles to safely pass.

As a reminder for those of you who want to take a few laps on the ski-trails, parking is available in the Community Park and Lone Mountain Ranch. Please respect other residents, businesses, and snowplowing activities by refraining from parking on neighborhood streets and parking lots.

Big Sky Owners Association

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