

Lava Ranches 2025 Newsletter

WELCOME TO THE MOUNTAIN 2025

-Karen Flanary –Pres.

Dear valued members and friends,
Welcome back to our mountain community. As we approach another spectacular, busy summer season, I encourage all association members to familiarize themselves with our association covenants prior to initiating any projects, thereby avoiding unnecessary legal expenditures for Cease and Desist legal notices.

Additionally, I kindly request that you remind your friends, family members and vendors to exercise caution while operating vehicles, including Side-by-Sides, motorcycles, and ATVs on our mountain roads, adhering to the 20 MPH speed limit and slowing down at corners.

Wishing you a safe and enjoyable summer, filled with cherished memories!

Sincerely,
Karen Flanary

*At the annual meeting, there will be a vote on a winter parking lot. This can be done within the current budget and will not raise dues.



ON THE MOUNTAIN

***Roads**

*** Pavilion
rental**

*** Compliance**

***Meeting
information**

*** Updates on
water, weeds,
dumpsters,
fences, pond,
website.**

***Important
Dates**





Roads- James Patterson

jamesP83246@gmail.com

Mother nature was kind to our roads this past winter; relatively little damage which lets us concentrate on improvement rather than repair.

We apply the mag-chloride next Tuesday June 3rd; Affected roads are primarily Big Bear and Wolverine leading into Martin. In addition, we will cover the road around the pavilion and Silver Fox.

We will continue with the 2021 five year road plan; we are making good progress with most of our worse roads significantly upgraded. We still have work to do; try driving Wolf Run for an example. Please bear with us when you see the dump truck hauling road base and the grader making things smooth and nice; we will try to minimize disruption.



Pavilion, Facebook, Fences, Water



From Shirley Sheffield-communications and pavilion rentals

Thank you for your continuing participation in our Facebook group. With all your help it is informative, fun and helps create a close knit mountain community.

Pavilion reservations are being taken, busiest months last year were August and September, looks to be the same this year as well. If you wish to reserve, contact Shirley at shirley.lavaranch@gmail.com

Fish - We are not sure if we will be stocking the fish this year. Working on getting some grants to dredge and will not know until early June if this will be possible for this summer.

A special shout out to all **Facebook** members. Thank you all for the insightful information that you have shared with us this past year to keep our community informed. All lot owners and their adult children are welcome to join. Not sure how? Send me an email and I can walk you through it.

■ From Skylar Wright

- As we look forward to another great camping and cabin season, we hope to make it as cow free as possible. We will be having repairs done on the fence as soon as weather and roads permit. Please send me an email at cobaltlandscape@gmail.com to make us aware of fencing on your property that needs to be repaired, also include in that email written permission for us to access your property to make the repairs.
- The upper well is on! As a reminder please be considerate when filling your tanks on the weekends and holidays and only fill 1 tank. We have a limit in that well and would like everyone to have access to the water they need. If you have multiple tanks to fill, please try to do that on a weekday, or before heading home at the end of those weekends whenever possible.



From Rob Bruderer

Weed spraying will begin as soon as we can get up on the Mountain. All the roads will be sprayed. If anyone is interested in having Aron spray their lot while he is up there, give Aaron a call 208-339 2324 for scheduling your weeds

- **Dumpsters**
- Thanks for **ONLY** putting kitchen trash in the dumpster. Items other than kitchen trash rack up extra fees to have it sorted out at the waste facility.
- We have new steps at the bottom dumpster this year for easier and safer access, and they will be moved as soon as we can remove the old steps.
- Dumpsters will be in place from Memorial Day to Labor Day and remember - **Kitchen Trash Only**



From Ryan Healey

The **website** has received a refresh! The broken links have been fixed, and the login functionality is working. There is a new members-only section which includes — for the first time this year — the ability to pay your membership dues online!

If you haven't already registered, please register at <https://lavaranch.com> .

Once your lot ownership has been confirmed, you will be able to login.

If you have suggestions for improving or enhancing the website, please send an email to lavaranchwp@gmail.com



Compliance-Chris savage

chrissavage.lavaranch@gmail.com

At our annual meeting in July, 2022, we, as a board, committed to upholding the structure and setback covenants as requested by LRPOA. To ensure compliance, attorney fees will be used to cover legal fees for cease-and-desist legal letters sent to members who ignore these covenants. Prior to July 9, 2022, some structures and/or setbacks were constructed or in progress that did not align with our LRPOA covenants. Our members were given a timeframe to apply for grandfathering to ensure accountability moving forward.



Members who wish to present a request for a variance must have their request sent to Chris before **June 10th** so they can be added to this summer's agenda.



Please notify our compliance officer prior to beginning grading and excavation projects or building projects to ensure all Lava Ranch and Bannock County requirements have been satisfied.



Our compliance officer is here to help you get your projects started as soon as possible while complying with Lava Ranch and Bannock County requirements.



Fire prevention Repeat of important info

-Rob Bruderer and Shirley Sheffield



- Lava Ranch has teamed up with Southeast Idaho Council of Governments for a grant to enact a fuel reduction program. The motivating factors are to create a firebreak perimeter around Lava Ranch and remove some of the bark beetle kill trees in Lava Ranch common space. Our hope is to be proactive about protecting the mountain by reducing the amount of highly combustibles. Last fall a fuel reduction expert met with members of the board at Lava Ranch to help draft a fuel reduction prescription. The prescription includes the following:
 - **Trees that are dead due to bug kill must be felled and removed**
 - Dead trees should be cut into 3-foot lengths for firewood use
 - Tree material must be mulched and cut flush with the ground, or up to 3 inches in height where practical
 - **Juniper and Brush Removal from the perimeter of Lava Ranch**
 - Mechanical mastication should remove to no more than 10 trees per acre
 - Tree material must be mulched and cut flush with the ground, or up to 3 inches in height where practical
 - Mastication should aim for small and uniform pieces
 - Trees unable to be masticated onsite should be removed for mulching
 - **Lop and Scatter Technique**
 - For trees unsuitable for mastication, particularly on steep slopes, limbs and tops should be removed and scattered within 12" of the ground
 - Stump residuals should be flush cut or up to 3 inches in height where practical
 - **Ladder Fuels Management**
 - Unless marked in orange flagging, all leave trees (Pines, Firs, Maples taller than 6', Quaking Aspens) will be limbed up to 6 ft. or no more than 1/3 their total height whichever is less
 - All brush within the treatment area should be cut and chipped
 - **Disposal**
 - Chips and masticated material should be spread no deeper than 3 inches, with excess removed off-site
 - Material must be cleared from roadways, stormwater facilities, and dry stream beds
 - Burn piles should be tightly compacted, with larger materials on the exterior, and located away from trees and steep slopes. They should not exceed 6 feet in height or 10 feet in diameter, with a dry portion created for spring burning using securely placed plastic covering
 - This spring contractors will have the opportunity to bid on this and the board hopes to begin executing on the prescription this year before the snow fall comes.



Things to remember

Important dates

- ❑ Compliance deadlines to Chris Savage by June 10th
 - ❑ Mag-chloride on roads-Big Bear and Wolverine, around pavilion, Silver Fox to property line
Tuesday June 3rd
8-11am
 - ❑ Annual meeting and lunch @ pavilion
Saturday, July 12th
@ 10am-1pm
9:30 am check-in
- Fish will be stocked by July 4th.



shutterstock.com · 2391826927



- Please be sure to help keep the cost of pavilion maintenance down by only putting human waste and toilet paper in the toilets. It costs \$1,000 to have them cleaned out.
- **Three BOD spots will open this year.** BOD members serve for 3 years to help manage and improve the mountain. Specific responsibilities are decided at the first BOD meeting of the year. Please consider running to let your voice be heard and make the mountain the best spot around!
- Please email charlotte_m_moon@yahoo.com with interest & express why you would like to be part of the board



Last, but not least

FINANCIALS BY LARRY MADSEN



F inances

We are trying a new accounting software package this year because the old one was too expensive to renew. Please be patient as we try to work through the bugs. We will hopefully be sending out the 2025 dues invoices around the first week in May. The dues will remain at \$400 for 2025 and will be due by the 12th of July. We will also be accepting payments through a credit card, but there will be a 3% fee (about \$12) if paying by credit card. There will be instructions on the invoice how to pay by credit card. Please be aware that we will charge interest on overdue balances until fully paid. We still have around 40 property owners that we don't have email addresses for. If you receive your invoice in the mail, that means we don't have your email address. It saves us time and money when we can send the invoices electronically versus through the mail. We would really appreciate anyone that receives your invoice through the mail to send us your email address. We hope everyone has a great year on the mountain this year. If you have any finance questions, please email me at larry.lavaranch@gmail.com.



2025 LAVA RANCH PROPOSED BUDGET

| | | |
|---|---|-----------|
| ▪ | | |
| ▪ | Income: | |
| ▪ | Dues | \$182,000 |
| ▪ | Roads Carryover | \$15,000 |
| ▪ | Pavillion | \$2,000 |
| ▪ | Misc. Income (Spring Creek Assessment, Interest, Etc. | |
| ▪ | | \$9,200 |
| ▪ | Total Income: | \$208,200 |
| ▪ | Expenses: | |
| ▪ | Roads | \$133,000 |
| ▪ | Insurance | \$14,750 |
| ▪ | Dumpsters | \$14,000 |
| ▪ | Fence Repair | \$10,500 |
| ▪ | Legal Fees | \$10,000 |
| ▪ | Weeds | \$5,800 |
| ▪ | CPA/Bookkeeping | \$3,500 |
| ▪ | Pavillion Repair | \$3,000 |
| ▪ | Unplanned Expenses | \$3,050 |
| ▪ | Other (Signs, Fish, Property Taxes, Website, Etc. | \$10,600 |
| ▪ | Total Expenses: | \$208,200 |



REMINDER SENT LAST YEAR:

Lava Ranches needs your email! To save on costs, LRPOA will no longer be sending the newsletter thru the mail.

There are 4 other options to receive the newsletter and other information

1. Send your email to Debbie.lavaranch@gmail.com with your name and lot #
2. Newsletters and great info are on the website: lavaranch.com
3. Join the Facebook group-Lava Ranch
4. Physical copies will be available at the annual meeting in July

Lava Ranches needs your email! To save on costs, LRPOA will no longer be sending the newsletter thru the mail.

There are 4 other options to receive the newsletter and other important information.

1. Send your email to Debbie.lavaranch@gmail.com with your name and lot #
2. Newsletters and great info are on the website: lavaranch.com
3. Join the Facebook group- Lava Ranch
4. Physical copies will be available at the annual meeting in July

