From: Mission Bay HOA missionbay.lynn-yahoo.com@shared1.ccsend.com
Subject: January Newsletter
Date: Jan 2, 2026 at 8:22:45 AM
To: haueterlynn@gmail.com

Mission Bay Homeowners Association January Newsletter

President's Message

Welcome to the New Year and may it bring much happiness and joy to each of you. As we turn to the new year, we set new expectations and plans for the year that lay ahead.

One of the goals for the new year is to update our Reserve Study. This is our annual commitment to ensure that we have enough money to do projects as they come up, not only this year but for the years to come. Once that report is completed it will be shared with the membership. Our last report was completed in January 2024 and reviewed last year.

In the coming year we will be holding our elections for Board Position that are open. This is a great opportunity to meet others within the community and to learn how your homeowner's association works. We are blessed to have a great group currently on board and would welcome each of you that would apply and get elected. The terms that will be open this year will be for three-year terms starting the second Tuesday of July.

As always, I am so very appreciative of the current board and their hard work. It was also so very wonderful to have so many turnouts to vote for the new year's budget. Starting in January you will see the dues change for the basic services and reserves for the coming year. Our next

board meeting will be held January 13th, the second Tuesday of the month, at10:00 AM, we look forward to seeing you.

Best wishes to all,
Pete Ridgeway

Mission Bay Board of Directors:

Pete Ridgeway, President: pridge83@gmail.com
Bob Haueter, Vice President: bobhaueter@att.net
Michelle Terrell, Secretary: mterrell1998@gmail.com
David Coffman, Treasurer: sgtusmc1979@outlook.com
Tony Isbell, Operations: tony_isbell@hotmail.com
Ann Aldrich, Director: annaldrich497@yahoo.com

Mission Bay Property Management

Contact: Caras Property Management
polson@caraspm.com
(406) 872-2990

IMPORTANT DATES- MARK YOUR CALENDARS!

January Mission Bay HOA Board Meeting
Date: Tuesday, January 13th
Time: 10:00AM
Place: Mission Bay Clubhouse

Community Center Update

Dear Homeowners,

I would like to share a brief update from the Committee's December 17th meeting.
Several agenda items were discussed, including ongoing concerns regarding homeowner use of the clubhouse and the importance of keeping the facility clean and well maintained. As part of this discussion, the Committee reviewed and clarified the fee structure for reserving the Great Room:

- **Non-member reservation (with member sponsor):**
  - $100 Non-Refundable Cleaning Fee
  - $100 Refundable Deposit
- **MB/Preserve member reservation:**
  - $100 Refundable Deposit
- **Events open to all members:**
  - No fees will be imposed

The Committee also discussed purchasing a smart TV for the gym, ordering the 2026 reserve study, and finalizing our Spectrum service and Wi-Fi to ensure we are receiving the best value.

As part of this review, it became clear that Spectrum accounts and services had not been fully transitioned or documented over time, which resulted in confusion regarding billing and service responsibility. The Current Committee has worked closely with Spectrum to sort through these issues, and we are pleased to report that most items have now been identified and resolved. Much thanks to Rod McRae for taking the lead on this!

***PLEASE take some time to review the updated Mission Bay/Preserve Community Center Reservation Policy. Especially those highlighted below.

Your CC Committee:
Bob Haueter, CCC Chair
Dave Coffman
Michelle Terrell
Rod McRae, CCC Vice Chair
Dale Stauverud

UPDATEDMission Bay/Preserve HOA Community Center Rules & Reservation Policy

Facility Use & Areas Included

- All gatherings involving reservation of the Clubhouse include **use of the Clubhouse interior and upper patio only**.
- The **pool/hot tub, exercise room, tennis courts, and pickleball courts may not be rented** or reserved for private events, unless otherwise approved by management.

Reservations

- Clubhouse reservations are available on a **first-come, first-served basis**.
- Members are encouraged to reserve dates as far in advance as possible.
- A reservation is considered **confirmed only after**:
    - A completed Clubhouse Rental Agreement is submitted
    - Any required deposit is received
    - The requested time slot is approved by the MB/Preserve HOA Manager
- The calendar of scheduled events is available under the **Calendar** tab on this website.

Fees, Deposits & Eligibility

- **No rental fee will apply when:**
    - The event is **open to the entire Mission Bay/Preserve HOA membership** and organized for their exclusive use.
    - The event is **organized and sponsored by the Mission Bay/Preserve Boards and/or Community Center Committee**–sponsored events may use the **entire Mission Bay HOA facility**.
- **Mission Bay/Preserve Members:**
    - Members reserving the Clubhouse **for their own use (private parties etc…)** are required to submit a **refundable cleaning/damage deposit only**.
    - No rental fee applies, as use of the Clubhouse is a benefit of membership and funded through HOA dues.
- **Non-Member Use (Member-Sponsored)**:
    - If a Mission Bay/Preserve member reserves the Clubhouse **for use by a non-member**, the following apply:
        - A **non-refundable cleaning fee**
        - A **refundable cleaning/damage deposit**
- A **rental fee and deposit** will apply for:
    - Events that charge an admission fee
    - Events not open to the full Mission Bay community
- Provided all rules and conditions are met, the refundable deposit will be returned.
- Event sponsors are financially responsible for:
    - All applicable fees and deposits
    - Any damage to the facility
- Please contact the Mission Bay HOA office for **current rental fee and deposit amounts**.

Member Responsibilities

- The Mission Bay HOA member sponsoring an event **must be present at all times** during the function.
- Event sponsors are responsible for ensuring:
    - The Clubhouse is left clean and orderly
    - All trash is properly disposed of
- As a courtesy to neighboring properties, **noise levels must be kept reasonable** at all times.

Activity Groups

- All regularly scheduled Mission Bay activity groups must submit a **new reservation request each year**. There are **no grandfathered events**.

- No regularly scheduled event may exceed **4.5 hours**.
- Groups that fail to use their reserved time slot **without providing at least 24 hours' notice** to the HOA will forfeit that time-slot privilege.

*You can access the Community Center Rental at this link: **Great Room Rental Request**

A BIG thank you to all the volunteers who helped decorate the clubhouse! It looked beautiful!

* Winter Facilities Rules and Regulations *

Exercise Room Rules

- The exercise room is open to Mission Bay and Mission Bay Preserve Homeowners and their guests 24 hours a day. (Homeowners may invite a maximum of two guests)
- When others are waiting, the maximum use of any equipment is 30 minutes.
- **Children under the age of 16 must always be accompanied by an adult.**
- Please wipe down all equipment after use.

- **NEW RULE: Exercise Room Equipment:**

All exercise room equipment, including free weights, must remain in the Exercise Room when not in use. If you wish to use the weights outside of the Exercise Room, please return them promptly after your workout and limit their use outside the room to no more than 30 minutes. Thank you for helping us keep our equipment organized and available for everyone's use.

SOCIAL HAPPENINGS

December was a busy month at our clubhouse! Thanks to so many neighbors who organized movie nights, game watch parties and Christmas parties. It's good to see our community enjoying our beautiful clubhouse!

*****If you would like to see your event featured in our newsletter- please send pictures and comments to haueterlynn@gmail.com**

Continuing...

Weekly Mahjong and Card Cames in the Clubhouse

***Refer to calendar on our website or in this email for details.**

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Men's and Women's Golf Leagues and Tournaments

***Contact the Polson Bay Golf Course Pro Shop for more info:**

(406) 883-8230

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Mission Bay Community Center
January 2026

JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

	Sun	Mon	Tue	Wed	Thu	Fri	Sat
week	28	29 12:15 pm - 4 pm Weekly Bridge Group	30 1 pm - 4 pm Mahjong	31	January 1 New Year's Day	2	3
week	4	5 12:15 pm - 4 pm Weekly Bridge Group	6 1 pm - 4 pm Mahjong	7	8	9	10
week	11	12 12:15 pm - 4 pm Weekly Bridge Group	13 10 am - 11:30 am Mission Bay Monthly Board Meeting 1 pm - 4 pm Mahjong	14 10:30 am - 12 pm Mission Bay Preserve Board Meeting	15	16	17
week	18	19 Martin Luther King Day 12:15 pm - 4 pm Weekly Bridge Group	20 1 pm - 4 pm Mahjong	21	22	23	24
week	25	26 12:15 pm - 4 pm Weekly Bridge Group	27 1 pm - 4 pm Mahjong	28	29	30	31

Newsletter Submissions/Ideas?

***Please let us know if you have submissions,
ideas or suggestions to make our newsletter better***

You can email Lynn Haueter at **haueterlynn@gmail.com** or
Barbara Coffman at **onehandbag2mny@yahoo.com**

*Please visit our website
for more information and downloadable forms:
www.missionbayhoa.com

Mission Bay HOA | 312 Montana Landing | Polson, MT 59860 US

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