

Welcome to the Montclair neighborhood

We hope you enjoy living here as much as we do. Below is some basic information about the Montclair subdivision you need to know as a renter or Homeowner:

Association Responsibilities

The Montclair Homeowners Association is responsible for mowing lawns, watering, fertilizing, spraying trees & lawns for weeds & insects, and maintaining irrigation systems for the common areas.

Lawns must be clear for mowing

Hot tubs, picnic tables, dog houses, trampolines, lawn ornaments, etc. are not allowed on the grass. Mowing & trimming are scheduled to be done on Fridays. The sprinkler schedule allows for the grass to dry before mowing. Please do not attempt to alter the setting on the automatic sprinkler units. These are professionally maintained at a cost to the association. Any concerns about your system should be addressed to Ray Musser, our landscape committee chairperson at 970-216-4610.

Trash

Trash set out for collection should be at the end of the driveway, not on the grass. Collection day is Thursday, usually before 7 am. After certain holidays the collection is delayed by one day. The Town of Palisade bills directly for trash, as well as water & sewer.

The Scoop about pets

Pets are allowed but must be in direct control of the owner. No vicious animals, livestock or poultry are allowed. The Town of Palisade leash law requires dogs to be ON LEASH. Any dogs found wandering will be turned over to animal control and a one-time warning will be issued to the pet owner. You must clean up after your pet in all areas. **Please train your dog not to urinate on plants in the neighborhood.** Damage to the landscaping costs the association and members' money. Doggie bags are available in a dispenser at the south end of the street.

Parking Vehicles

Each residence has two parking spaces allowed in the driveway. Guests may park temporarily on the street. Parking on the sidewalk is not allowed. Vehicles larger than a standard pickup truck should not be parked on the street, other than temporarily. No RVs, truck campers, boats or other vehicles are allowed to be parked in the subdivision, other than for short-term loading & unloading.

Irrigation Canal

Access to Riverbend Park is not allowed from the south end of Montclair Drive. Adjacent properties to the south, east and west are privately owned. The irrigation canal is not a recreational area and public access is not allowed. The Vineyard at the south end of Montclair Drive is also off limits to people and pets.

HOA Dues

HOA dues of \$80.00 monthly are billed quarterly.

Snow Removal

Snow removal is the responsibility of the occupant of each unit. We realize there is a large amount of sidewalk between units but please do your best to share the effort of clearing these areas as well. If you need assistance with snow removal please ask a neighbor or contact a board member.

Board Meetings

Every HOA member is welcome to attend our board meetings held quarterly. You can find the next meeting time and location on our website montclairdrive.org.

Local Palisade Information

High School	970-254-4868
Irrigation district	970-464-4700
Library	970-464-7557
Pharmacy	970-464-5668
Pool	970-464-5509
Police	970-464-5601 non-emergency, 911 emergency
Recreation Department	970-464-7174
Town Hall	970-464-5602

HOA Board Members

Randy Fay-President	970-260-9519
Denny Wagner-Vice President	970-986-9721
Teri Cardell-Secretary	970-640-4959
Tanya Hawkins-Treasurer	970-361-2118
Ray Musser-Landscape Chair	970-216-4610
Susan Lasley	970-250-8185
Bill Cardell	970-260-0447