

## INFORMATION FOR NEW HOMEOWNERS

Welcome to Big Mountain Homeowners Association! The FAQ below will answer many of the common questions posed by new homeowners.

What do my dues cover?

- If you own a home or townhome, dues are assessed for 1) access to the trash compactor building near the Fire Hall, 2) maintenance of HOA common property and general HOA expenses and, 3) driveway snow removal.
- If you own a vacant lot, dues cover maintenance of HOA common property and general HOA expenses.

When are dues assessed?

- Dues statements are sent in early January, shortly following the annual meeting.

When is the annual meeting?

- The annual meeting of Big Mountain Homeowners Association is usually held in early January.

Who are the utility providers?

- Electricity: Flathead County Electric <https://www.flatheadelectric.com/>
- Natural Gas: NorthWestern Energy <https://www.northwesternenergy.com/>
- Water: Big Mountain Water Co <http://bigmountainwatercompany.com/>
- Sewer: Big Mountain Sewer District [bigmtsewerdist@gmail.com](mailto:bigmtsewerdist@gmail.com)
- Garbage: Self-service at WMR Trash compactor building near Fire Hall\*
  - Email [bigmountainhoa@gmail.com](mailto:bigmountainhoa@gmail.com) for door code

What other services are provided?

- Security: Talos Security -- Contracted by HOA
- Street and driveway snow removal: Morris Services -- Contracted by HOA
- Fire and EMS: Big Mountain Fire & Rescue Call 911  
<https://bigmountainfiredistrict.com/>
- Big Mountain Community Website [www.bigmountaincommunity.com](http://www.bigmountaincommunity.com)

**\*To prevent bear and wildlife attraction to outdoor and curbside garbage containers, owners are required to take garbage to the WMR compactor. Curbside pick-up garbage containers are not allowed.**