

HOA Board of Directors

Chad Kurth – President (2025)
John Sneden – Vice President (2026)
Bill Destache – Sec & Treasurer (2026)
Loren Jacot – ARC Committee (2025)
Steve Hiner – MN Land Trust (2025)

Contact the Board at
millerfarmsmnhoa@gmail.com



12/5/2023

Fall/Winter 2023 Newsletter – Happy Holidays

No Wipes No Diapers

PLEASE PLEASE DO NOT put wipes, Kleenex, disposable diapers, disposable wipes, feminine hygiene products, paper towels, paint, chemicals, or anything other than human waste and ground up food (NO Grease) into your pipes leading to the Community Septic System. The system relies on you to help it process properly.



30-40 pounds of wipes, rag like materials, non-human waste removed from Septic tanks in a recent pumping

HOA Dues for 2023 are all paid up in full.

THANK YOU to everyone.

It certainly helps with paying HOA invoices to our service providers on time and in full.

Need to Repair/Replace Your Mailbox

The established standards can be found at



millerfarmsmn.com

Community Septic Update

Permit Compliance Efforts Continue to Progress

Work being done on the MF Community Septic has made some good progress towards bringing our system back to expected operational design. While the Nitrogen effluent measurements have decreased, they have not yet reached a consistent level below our permitted level. We have made two extensive cleaning and pumping of the tanks, with another pumping planned for January 2024. This pumping is necessary to address the large amount of waste that our past operator allowed to be built up in the tanks over the past few years.

Our new service provider, NSU, has been very proactive and focused on ensuring daily monitoring reports (DMR) are sent to the MPCA on time, as well as working to repair and replace blowers, valves, and drip lines. We continue to work with them to establish our go forward compliance strategies and actions.

While our daily operational efforts towards improved permit compliance continues, the MF Board has also been evaluating and understanding long term options. These include, but are not limited to, installing test monitoring wells, assessing engineering design changes to increase and hold the heat needed to generate aerobic activity in the tanks, as well as other long term options.

Annual Meeting

SAVE THE DATE – Jan 10, 2024, 7 pm Baytown Township Hall

- Welcome (Chad Kurth, President)
- Board of Directors Introduction
- MN Land Trust Update
- Maintenance Improvements
- ARC Review
- Community Septic System update – Discussion of City Sewer Connection
- HOA Financial Review and 2024 Dues
- Reminders and Q&A

Miller Farms has a website: MillerFarmsmn.com

You can find Covenants, ByLaws, History, Board of Directors, and helpful links on our site

Stay in touch with your Township Government

Baytown Township is governed by your elected officials

The Baytown Township Supervisors (your elected township governing organization) generally meet every first Monday of each month. The public is welcome to attend. You can find the Township's calendar of events, as well as lots of additional information pertaining to what the Township Supervisor's are working on for the community. Current work focuses on things such as being a City versus a Township, Septic System Petitions, Roadway maintenance, Outdoor Wood Burning heat sources, and Cannabis to name just a few.

For more information see <https://baytownmn.org>

Stagecoach Entryway Enhancements *Steve Hiner/Loren Jacot*

Many of you may have noticed some changes to our entryway over the summer. First, with the extreme heat and drought conditions we have experienced the last few years, we decided to purchase a water tote, hose and reel to make it easier to irrigate the entryway plantings. Prior to this, we relied on neighborhood volunteers to bring water containers from their homes to irrigate the plants. We thank all that participated as well as the Lokken family for providing the water for the tote. It's not a perfect solution but it is far more convenient and solves some of the challenges we have to keep the entryway looking beautiful. We also want to recognize the landscape committee and neighborhood volunteers for their hard work in tree trimming, pruning, clean-up as well as purchasing, planting and watering all the flowers this year. The entryway looked great and the neighborhood is very grateful for your hard work! We hope we can count on more to participate in 2024!

In keeping with the theme of entryway improvements, you may have also noticed a change / enhancement in the lighting. The "old" lighting was in poor repair so the decision was made to upgrade the former set up with new accent lighting along the entrance boulevard and a new spotlight at the entrance. The old light was removed and the new one was installed by neighborhood volunteers to minimize the cost and to get the work done quickly.

We thank all of those involved!

The Landscape Committee



Architectural Review – The ARC Team

Loren Jacot/Steve Hiner

Architectural Control is part of the Miller Farms covenants and helps maintain and improve property values, avoids costly mistakes, and adds to neighborhood harmony. An ARC request is required, but not limited to, the installation, modification, addition, or change to all things external to your home. This includes playsets, structural landscaping, retaining walls, new house paint colors, outdoor firepits, pools, driveways, landscape lighting, tree/planting/removal, antennas and satellites dishes, elevated gardens, spas and hot tubs, fences, shingles (different color/style), ice hockey rinks with lights, solar panels, and flagpoles to mention just a few. No, Christmas decorations and lights do not need an ARC review unless you plan to leave them up and/or on all year round which they would then be considered landscape lighting :o)

The Architectural Review Committee consists of 4 homeowners, 2 are currently board members.

Year to date, 26 ARC requests have been submitted. The ARC approval form is easily found on our Miller Farms website.

<https://millerfarmsmn.com/architectural-control>

IF IN DOUBT, SEND IN A REQUEST – it is easier to fill out the form than change or remove an unapproved request.

Streets and Pathways >> Please..

No unauthorized motorized vehicles on pathways

Do NOT Park on pathway sidewalks

It is illegal to park in intersections (includes roundabouts)

Snowplows need room to maneuver

Do You Have Septic Backup Insurance?

The HOA does **NOT** carry sewer backup insurance for it's members, nor does the HOA cover any Septic damages to homeowners properties or residence should a backup occur. **It is highly recommend you check with your insurance agent to ensure you are properly covered.**

A Message from our Treasurer Bill Destache

HOA Dues – What am I Paying For?

The MF Board has adopted a zero base budgeting format – we forecast what we expect to spend, divide it by the appropriate number of homeowners, and establish dues (collected January/July) on an annual basis. Because we operate under a zero base budget format, we DO NOT keep excess funds year over year. We only budget and apply funds to those approved spending or capital reserve items agreed upon by the Board and shared with the HOA at the annual HOA meeting. If there are excess funds at year end, these are credited back to homeowners. If you paid into current year HOA dues, are an HOA member on January 1, 2024, and there is a current year budget surplus, you may see a credit on your subsequent year's dues assessment.

Dues cover expenses for:

- 62.1% - Community Septic System Operations (i.e. system operator fees, pump outs)
- 15.6% - Common Property Maintenance (i.e. mowing, landscaping, tree removal)
- 2.7% - Administration (i.e. postage, website, taxes, social activities for the entire HOA)
- 19.6% - Capital Reserves – (i.e. repair, replacement of HOA owned buildings, septic, and pathways)

2024 HOA Budget and corresponding dues assessments will be reviewed at the HOA Annual Meeting on January 10, 2024, 7:00 pm, Baytown Township Hall.

Miller Farms – General Information

- Residents should consider installing temporary roadway markers (snow stakes) as it helps the plow drivers to “aim” properly, especially for any initial significant snowfall. It might just save your grass.
- Baytown Township is responsible for snow plowing. They contract with Miller Excavating to clear the streets. Contact your Baytown Township supervisor with questions and concerns.
- Miller Farms preferred trash hauler is Maroney's Sanitation. They offer our residents a discount that can be applied to your account once you contact them and inform them of your Miller Farm's residence.
- There have been a few reported concerns pertaining to unauthorized access to mailboxes. Take caution.