



Mission Bay

MISSION BAY HOMEOWNERS ASSOCIATION

September 2025 NEWSLETTER



President's Message

It is with heartfelt gratitude that I express my appreciation for our vibrant community, the dedication of our Board members, and the exceptional support from Caras Property Management. Together, we continue to make our neighborhood a wonderful place to call home.

During our recent Board meeting, we worked diligently to address community matters and advance initiatives that benefit us all. While most feedback has been positive and constructive, I respectfully note that a small group attends primarily to voice complaints, often revisiting decisions already made to the satisfaction of the broader community. I encourage everyone to engage in open, respectful dialogue and invite you to our Board meetings to share your ideas collaboratively. Serving on the Board demands courage and commitment, and I extend my sincere thanks to all who have served—past, present, and future—for their leadership.

A special thank you to Lynn Haueter for her outstanding work on our engaging and informative newsletter. Your contributions truly enhance our community, Lynn.

As we approach fall, I warmly invite you to join us for the Farewell to Summer Party, a delightful opportunity to connect with neighbors. Let's also take a moment to wish safe travels to those departing for warmer destinations this season.

Our Board is preparing for a busy end-of-year schedule, and we welcome your participation at our monthly meetings, held on the second Tuesday at 10:00 AM at the community center. As the seasons shift, let's embrace the stunning beauty of fall's changing colors.

Thank you for being part of this remarkable community. I look forward to seeing you soon.

Warmest regards,

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: anna@missionbayhoa.com

Mission Bay Property Management

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

IMPORTANT DATES- MARK YOUR CALENDARS!

******September Mission Bay HOA Board Meeting**

Date: Tuesday, September 9th

Time: 10:00AM

Place: Mission Bay Clubhouse

******October Mission Bay HOA Board Meeting**

Date: Tuesday, October 14th

Time: 10:00AM

Place: Mission Bay Clubhouse

*****MISSION BAY QUARTERLY COMMUNITY CENTER MEETING*****

Date: Monday, October 13th

Time: 4:00pm

Place: Mission Bay Clubhouse

Community Center Update

***** JUST ADDED *****

Community Center Special Meeting

Friday, August 30th

1:00pm

Community Center

Agenda:

***Repairs to the Community Center Entry**

***Review the refresh of the great room and board room**

***Social Committee Funds Resolution**

Updated 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.

Pool & Spa Hours and Rules

- Hours: 8 A.M. to Dusk
- Pool & Spa use is for Mission Bay and Mission Bay Preserve homeowners and their guests.
- **Children under the age of 14 must always be accompanied by an adult.**
- **Children under the age of 5 are not permitted to use the Spa.**
- Swimwear: Swimwear is permitted when exiting the bathrooms to the door leading to the pool & spa area only. Swimwear is prohibited in all other areas of the Community Center building as well as the tennis and pickleball courts.

Pickleball & Tennis Court Rules

- Courts are reserved for Mission Bay and Mission Bay Preserve owners and their guests only. (Homeowners are restricted to a maximum of two guests)
 - Hours: 8 A.M. – 12 P.M. and 6 P.M. – until Dusk: Courts are open for Mission Bay and Mission Bay Preserve Owners and their overnight guests.
 - 12 P.M. – 6 P.M.: Courts are open for Mission Bay and Mission Bay Preserve Owners and any guests not staying overnight. Limit one court per household. If all courts are full, Mission Bay and Mission Bay Preserve owners may join in play.
- At all times, if all courts are occupied, players must rotate play to accommodate waiting players. (Play is limited at these times to one set, then rotation)

General Court Rules

- Courts are restricted for tennis and pickleball use ONLY. Any other use is prohibited.
- Court shoes are required; no hard sole shoes are permitted. (Please also be sure to check for loose impediments in court shoes before playing.)
- **Children under 14 must be accompanied by an adult.**
- Please keep noise to a minimum out of respect for adjoining neighbors.
- Courts may not be reserved.
- Please ensure the exit door is securely closed upon exiting.



From the Design Review Committee Re: Roofs and Re-Roofing

As we wind up Summer 2025, I can easily say this has been an incredibly busy year for the DRC! We've reviewed four new building projects, numerous tree removals, re-landscaping and re-roofing projects. As stated in earlier newsletters, many of the homes in Mission Bay are approaching the 20-year mark and with age combined with severe weather, some roofs in particular, need to be repaired or replaced. If this is something you've been anticipating, here is a quick review of what the Design Guidelines say regarding roofs:

Roof Material – Page III-28-29

Appropriate Materials include:

- Asphalt (Architectural profile, 25-year min.), slate and concrete flat tile shingles.
- “Decrabond” metal shingles.
- Monochromatic roof shingles are not permitted, combinations of earth tones in browns and gray are preferred.
- Use of copper, tern, zinc, etc. will be allowed as accents (bay/bow widows, porticos, finials) subject to review.

Inappropriate Materials include:

- Terra cotta barrel roof tiles
- Flat roofs
- Gravel set in an asphalt pitch
- Asphalt sheets
- “S” tile or other types of tile
- All other roofing materials not mentioned are prohibited

Reroofing projects of any type need to be reviewed and approved by the DRC prior to the work being done, so if you have plans regarding roof work, please complete the “Request for Outdoor Changes” (Improvements Review form) found under “Forms” on the Mission Bay HOA website. The completed form along with samples and/or pictures of the material(s) you intend to use should be submitted to Caras Property Management at 215 Main Street in Polson.

I hope you all enjoy the rest of summer and bring on fall!

Submitted by Barbara Coffman, Chair of the Design Review Committee
Design Review Committee

Angela Hardy
Barbara Coffman, Chair
Carol Blodgett
Lynn Haueter
Ron Normandeau



SOCIAL HAPPENINGS



JOIN US FOR AN

End of Summer Party

****Join your Mission Bay and Preserve neighbors at the Mission Bay Clubhouse and Poolside.**

****Hot dogs and brats with all the fixings will be provided.**

****Last name ending A-M please bring an appetizer and N-Z a dessert.**

****BYOB****

Music will be provided by DJ Mandol
Come with your favorite request and get ready to party like its Labor Day weekend!

*****This is a FAMILY FRIENDLY event! *****

Friday
August
29th
6-9pm

Please RSVP by
Wednesday, August 27th
so we can have an idea
of how much food we
need! You can email your
rsvp to
missionbay.lynn@yahoo.
com or call or text
Michelle at 858-322-
2045

JOIN US FOR...
Our 2nd
MISSION BAY VARIETY NIGHT!

Date: Thursday, Sept. 11th
Time: 7-9pm
Place: Mission Bay Community Center
What: This is an adult only event
***BYOB**
***No rsvp required! Just come!**

For more info contact Sandie Hammer at
406-581-3033



Weekly Mahjong and Card Games in the Clubhouse

*Refer to calendar on our [website](#) or in this email for details.



Men's and Women's Golf Leagues and Tournaments

*Contact the [Polson Bay Golf Course Pro Shop](#) for more info:

(406) 883-8230



*Mission Bay Neighborhood Assistance Project

We have organized a team of volunteers who are happy to provide temporary support to fellow neighbors in need due to illness or unexpected hardships. Situations where your neighbors might help:


- Recently hospitalized and need help grocery shopping or provide meals
- Dog walking/feeding pets
- Mail collection
- Run errands


If you find yourself in need of assistance, please contact Michelle Terrell (858-322-2045) or any MB HOA Board member and we will happily coordinate whatever help you need.

If you would like to be part of the volunteer team, please contact Michelle.

Mission Bay Community Center August 2025

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

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27 Parents' Day	28 12:15 pm - 4 pm  Weekly Bridge Group	29 1 pm - 4 pm Mahjong	30	31	August 1	2
3	4 12:15 pm - 4 pm  Weekly Bridge Group	5 1 pm - 4 pm Mahjong	6 6 pm - 9 pm Mission Bay & The Preserve Variety Night - Adults Only	7	8	9 3 pm - 9 pm Grandma's 95th Birthday Party - Debbie Ofstad
10 2 pm - 7 pm Birthday Party - Sponsor Jackie DiGiallonardo	11 12:15 pm - 4 pm  Weekly Bridge Group	12 10 am - 11:30 am Mission Bay Monthly Board Meeting 1 pm - 4 pm Mahjong	13 10:30 am - 12 pm Mission Bay Preserve Board Meeting	14	15 6 pm - 10 pm Family Reunion - Gina Beard	16
17 9 am - 12 pm Family Reunion - Gina Beard	18 12:15 pm - 4 pm  Weekly Bridge Group	19 1 pm - 4 pm Mahjong	20	21 7 pm - 8 pm Information Meeting - Updating Storage Unit Project	22	23
24	25 12:15 pm - 4 pm  Weekly Bridge Group	26 1 pm - 4 pm Mahjong	27	28	29 1 pm - 2 pm Community Center Special Meeting 6 pm - 9 pm  End of Summer Party for Mission Bay & Preserve HOA	30
31	1 Labor Day 12:15 pm - 4 pm  Weekly Bridge	2 1 pm - 4 pm Mahjong	3	4	5	6

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Newsletter Submissions/Ideas?

Please let us know if 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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