

# TMLOA 2026 NEWSLETTER

"BOOST THE TMLOA MOUNTAIN COMMUNITY WITH THE POWER OF POSITIVITY"

Volume 1  
Mar 22, 2026

## Mountain News

### *Gate and Roads*

Looking to open the gate April 1, weather permitting, if it continues to be warm.

The date for road repair week is still pending. When dates are available, information will be shared. Looking to be mid April.

Important Note, when the road repair work begins, the request is that owners not make any plans to come up the mountain. Reference President's letter and Boyd's comments, related to this and when it is raining.



### *Gate Fobs*

If still needing fobs for gate entry, contact Margee Beebe at 208-705-1313.

If road assessment or annual dues are in arrears, access through the gate to Thunder Mountain may be denied.

Upper gate to allow only TMLOA owner access will begin working this year, date to be determined and will be announced later.

Watch Facebook and TMLOA website for updates.

### *Annual Meeting*

Saturday, June 13, 2026 @ 10am in shed at lower gate.

Bring your own chairs.

Cookies and snacks, with drinks only this year.

# TMLOA 2026 NEWSLETTER

## Mountain News, Cont.

### *Land Improvements*

We need to really emphasize, if doing ANY improvements or changes to property, a land improvement plan must be submitted.

Follow up for those who have done work and not submitted a plan will be asked to do so and provide necessary permits and ensure county regulations and HOA CCRs are met.

Please do it right the first time, and if an owner has not submitted a plan, please do so. Reference Aaron's letter at the end of the newsletter about this.

### *Newsletter Frequency*

This will be the first newsletter for the season. We will continue on a monthly basis from May through the end of the season. Owners can always view the TMLOA website for ongoing updates.

### *Rentals*

Reminder, in 2025 a new CCR and guidelines was initiated for any short term rentals on Thunder Mountain. For example, AirBNB, VRBO, or any type of short term rental, private or through an app.

Watch for updates on Facebook and the TMLOA website.

If you plan on having a short term rental, please send email with any questions to [tmloa.shorttermrental@gmail.com](mailto:tmloa.shorttermrental@gmail.com).

### *Annual Dues*

Annual Dues are \$175.00 per lot and invoices will be issued starting March 20, 2026 through March 31, 2026. Due no later than June 1, 2026.

## Mountain News, Cont.

### *TMLOA Website*

Reference the TMLOA website for official updated information from the board and activities on the mountain.

If selling your lot or have realtor representation, your property can be posted on the TMLOA website by emailing [tmloa.treasurer@gmail.com](mailto:tmloa.treasurer@gmail.com).

Be sure to contact the secretary to transition the old owner to new owners

Questions can be submitted through email to [tmloa.treasurer@gmail.com](mailto:tmloa.treasurer@gmail.com) or [tmloa.president@gmail.com](mailto:tmloa.president@gmail.com).

### *Upper Spring and Lower Well*

The spring and well have not been tested yet this year. More information to come.

Watch for updates on Facebook and TMLOA website.

The mild winter may impact the amount of water available at the spring this year.

Reference president's letter.

### *Shed Rentals*

If interested in a space to rent in the shed, please submit a request to [tmloa.treasurer@gmail.com](mailto:tmloa.treasurer@gmail.com).

A list will be developed on a first received request. Please include what season you want to rent. For example, full year, (June 1 - May 31), summer (May 1 - Oct 31), or winter (Nov 1 - Apr 30).

include a picture of the vehicle,

If you have already been renting a space in the shed and Wendy Dreis has contacted you, no action needed.

### *Road Assessments*

Thanks to many owners for timely paying our first annual road assessment.

## Request for Input

Dear Thunder Mountain Landowners,

We hope this message finds you well. As part of our ongoing efforts to strengthen communication within our community, the Thunder Mountain Landowners Association is publishing this community newsletter.

We'd like to hear from you!

Please take a moment to share your thoughts.

We're especially interested in:

- Topics you'd like to see covered in the newsletter
  - Items for sale
  - Land for sale

Please email us directly at [tmloacommunicationsteam@gmail.com](mailto:tmloacommunicationsteam@gmail.com) to share your suggestions and preferences.

Thank you for helping us build a more connected community!



TMLOA President Boyd Ferrin  
[tmloa.president@gmail.com](mailto:tmloa.president@gmail.com)  
Ph: 801-698-7346

TMLOA Website: <https://www.thundermountainloa.com/>

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**March 20, 2026**

**Letter From TMLOA President -**

Hello All,

I hope you all had a good winter, and this message finds you all well. It will be good to get back to the mountain and enjoy some great recreation time. I just wanted to take a minute and share a few updates and thoughts.

This year our winter has been very mild, with that our generally snow-covered road has taken a beating. Part of that beating was from a utility company going up with big equipment to do a break fix. The necessity of that fix was created by a landowner, possibly not calling "Dig line" before they started to dig.

Please make sure you submit your property/land improvements to the board, as well as follow all county permit and regulations. We are working with the utility company to help fix the road.

If the weather stays like it has been the last few days, we will open the gate sooner than normal and start on our first annual road improvement. As soon as they can, the construction company will go up and prep the road and start construction. **There will probably be a week when the road will be impassable.** We will let you know the timing.

Just a caution, with the gate opening early, please, *please*, **please** only go up if you need to. Once the road is prepped, we don't want additional costs to re-do it. Also, if it's raining, please wait until it stops and dries out. By doing this we will be able to keep costs down and maintain our mountain roads.

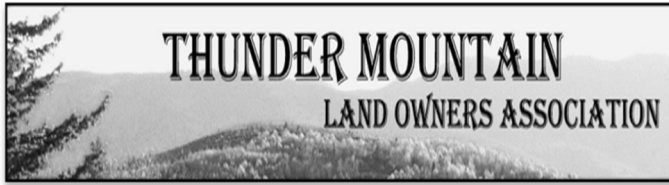
Now, because of the mild winter, we are concerned about the spring water. We only have what mother nature gives us. *Please* be mindful of others when getting water. Take what you need, but don't take large amounts. We will have the lower well working and treated, so that may be an option. If things dry out the only other thing we can do is bring water from home (not ideal). Hopefully there will continue to be plenty. Just be aware of potential lack of water.

Looking for a great 2026 on the mountain. Please be good, kind neighbors. We are all one association, hopefully of friends.

Respectfully,

**Boyd Ferrin**

TMLOA President



**TMLOA Property/Land Improvements Rep**  
**Aaron Harker ph# 208-241-7969**  
**Email: [tmloa.landimprovements@gmail.com](mailto:tmloa.landimprovements@gmail.com)**  
"Text or email Aaron and he will get back to you"

See TMLOA website for more information: <https://www.thundermountainloa.com/property-improvements/>  
Submissions reviewed by TMLOA Property/Land Improvements Board and/or Representative  
Send submissions to: [tmloa](mailto:tmloa.landimprovements@gmail.com)

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***March 20, 2026***

***Letter From TMLOA Property/Land Improvements Representative -***

We hope that you have lots of fun this summer, and many of you may have plans for projects this year, the TMLOA HOA wants to remind you if you planning on making any improvements or changes to your property, you will need to submit a "Property Improvement Plan".

The "Property Improvement Plan" needs to be approved **BEFORE** starting and/or doing your project. Don't forget to review TMLOA HOA CCRs, county requirements, and to obtain any permits that are needed as well.

Some of us owners have done projects without submitting these important and necessary property improvement plans. If that is you, please submit a plan post process. Note, some owners may receive an official warning as well.

Property improvements include all improvements or changes to your property on Thunder Mountain. Examples include but are not limited to the following: cutting or changing a road into a property or lot, adding or altering RV pads, adding storage sheds, Conex containers, cabins, any structure, digging trenches, installing electricity or electrical boxes, cutting or removing trees or shrubs, removing or adding fences, etc.

**IMPORTANT:** Before doing any digging, owners should always contact "**Blue Stakes**". Any work related to electrical installation boxes also needs to be included in land improvement plans and approved by the TMLOA Board prior to work being done.

See TMLOA website for more information:  
<https://www.thundermountainloa.com/property-improvements/>

For any questions/submissions, send email to the following address.  
Email to: [tmloa.landimprovements@gmail.com](mailto:tmloa.landimprovements@gmail.com)

Looking forward to a great 2026 year!

Sincerely,

**Aaron Harker**

TMLOA Board Property/Land Improvements Representative