



Rafter J Ranch Homeowners Association

April 2026

Here is the latest from the Rafter J HOA Board of Directors:

- Tracy Baiotto, President: tbaiotto@rafterj.org
- Jessica Brown, Vice President: jbrown@rafterj.org
- Kathie Brazinski, Treasurer: kbrazinski@rafterj.org
- Brian Merritt, Secretary: bmerritt@rafterj.org
- Aida Farag, Member at Large: afarag@rafterj.org

Rafter J Rules Update

Over the past two years, the HOA Board has been working to update the Rafter J Rules for increased clarity and to ensure consistency with our other governing documents. A summary of the governance update process is available on the [Rafter J website](#) (News & Notices tab, Governance Review section). The HOA Board voted to approve a variety of Rule updates at their March and April meetings. **The new Rules, posted on the Rafter J website, are effective May 1, 2026.**

Support for Three Proposed CCR Amendments

Fifty signatures are required to move three proposed CCR amendments forward. The amendments are regarding:

1. lot classifications and uses clarification
2. satellite dishes, and
3. trash compactors.

You may review the proposals on the [Rafter J website](#) (News & Notices tab, Governance Review section) and stop by the Rafter J Office, at 2951 Big Trail Drive to provide your signature in support of the amendments. Voting on the amendments will occur after fifty signatures are received.

HOA Fees Reminder

As of July 1, 2025, the Rules around assessments changed. As a reminder: Each fiscal year of the HOA, the Board is required to “fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period.” The assessment period runs from July 1st of each year to June 30th of the following year.

Prior to June 1st of each year, the Board reviews the prior year’s expenses paid for by regular assessments and reviews predicted increases or decrease in such expenses and develops and adopts a budget for the next fiscal year. The total dollar amount of the projected regular expenses is then divided among lots in the Subdivision based on the Land Classification of each lot.

After the calculation has been made, the office mails or emails an annual notice of assessment to each lot owner in the subdivision. The notice informs the lot owner what their annual assessment obligation is for the upcoming fiscal year of the HOA. **This annual notice**

is the only notice to a lot owner of the owner's pending assessment obligation, and it is therefore important for each owner to be cognizant and look for such notice.

Parking Reminders

- Vehicle parking is not allowed on streets or common areas in Rafter J.
- Vehicles less than 12,000 pounds gross vehicle weight and having a current license may park within paved driveways.
- Parking in cul-de-sac circles, yards or other unpaved areas is not allowed. Be mindful to NOT block access to fire hydrants, a serious safety issue.
- Trailers, truck campers, snowmachines, boats and any other recreational or commercial vehicle, tractor, or machinery may NOT be kept, placed or maintained upon any lot in a manner that is visible from neighboring property, unless approved as a temporary construction facility.
 - Of note: Rafter J residents are given grace to have a recreational vehicle, snow machine or boat on their residential property in paved driveways, and thus in view of neighboring properties, for up to three (3) days prior to a trip and up to three up to (3) days after returning from a trip prior to violation enforcement.
- **Commercial and Miscellaneous lots are private property. Please seek approval from the owner prior to parking in their parking lots.**

No Motorized Vehicles on Common Area

Motorized vehicles are not allowed on common area. This includes ebikes, dirt bikes, ATVs, personal vehicles, maintenance vehicles, etc. Please coordinate with RJ Maintenance staff if you need to access your property via the common area for maintenance purposes, such as tree trimming.

A Few Maintenance Updates

- Sprinklers turn on May 5. Mowing begins the first week of May.
- Road and pathway sweeping continues.
- Repair of broken rails on the north and west fences is almost complete.
- The south entry light permanent fix is underway and should be completed within the next few weeks.

Weed Control in Common Area

Rafter J uses best management practices to maximize efficiency of weed control. We follow Teton County Weed and Pest Recommendations as well as Trout Friendly practices. Over the past three years we have significantly reduced the presence of noxious weeds and reduced overall broadleaf weed populations. **Broadcast spraying will occur the first week of June**, and we will continue monthly rounds of spot spraying in areas inaccessible to equipment. The HOA Board will be considering additional practices to enhance the natural resources in Rafter J at its next meeting.

Fiber Installation

The HOA Board is working with Silverstar to schedule the continuation of the mainline fiber installation. Stay tuned for more information.