



Rafter J Ranch Homeowners Association

May 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

FY26-27 HOA Budget & Fees

The HOA Board finalized the proposed FY26-27 HOA budget, which may be viewed on the Rafter J website. The Board also reviewed HOA fees. We have been fortunate in not raising fees the past several years. However, with increasing costs of business and the need to ensure solid financial standing for the future (including preparing for capital expenses identified by the Reserve Study) the Board determined it in the best interest of the neighborhood to implement modest fee increases this year.

Beginning July 1, 2026,

- Residential, multiple dwelling, commercial and miscellaneous lot fees will increase 2%.
- Storage fees will increase by approximately 6.5% to \$230 per year for a small space and \$460 per year for a large space.

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. The HOA Board voted to approve a variety of Rule updates at their March and April meetings. Please take time to familiarize yourself with the new Rules effective May 1, 2026, also posted on the Rafter J website.

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
3. trash compactors

You may review the proposals on the Rafter J website 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.

Fiber Installation

The HOA Board met with Silverstar to discuss continuation of the fiber installation project. The schedule is still to be determined due to a variety of factors. However, it is unlikely that installation will occur in summer 2026.

Property Maintenance

To ensure Rafter J remains a first class residential community, for all residents, properties are to be kept in good condition and repair. This includes:

- Periodic staining of exterior wood siding
- Periodic upkeep of fencing, including staining of fencing on both sides
- Landscaping and maintenance of yards, including weed control
- Paving of parking spaces and driveways – dirt or gravel parking spaces are not permitted
- Properties kept in a manner so as not to create a fire hazard
- No temporary structures, unless approved by the Design Committee for construction purposes

Home Businesses

Residential lots are to be used exclusively for residential purposes. Home businesses such as consulting, bookkeeping, private lessons, babysitting, etc are allowed per the HOA CCRs, provided:

- The lot is used primarily as a residence by the resident.
- There is no public advertising of the business location.
- There are no employees working on the lot.
- Business activities are in compliance with Government rule and regulations.

The HOA Board retains full authority to limit or curtail business activities on a lot if the Board determines they create an unreasonable nuisance due to noise, traffic or other factors.

Property Rentals

Leasing of any lot from time to time by an owner is allowed in Rafter J. However, in Teton County including Rafter J, short-term rentals (properties rented for periods less than 31 days at a time) are prohibited. Also of note, in Rafter J:

- Residential lots are to be used for residential purposes and by no more than one family and its transient guests.
- A detached guest suite (without cooking facilities), a storage shed, a fixed playhouse or other accessory building may be permitted on a residential lot; however, they may not be used as a separate rental unit.