



Happy Spring ROC Residents!

Although we had more snow later into the year than I think we all had hoped, spring does seem to finally be showing up! We have a lot of new and exciting things to share with you all in this spring edition.

In March, we said farewell to Lorie Cahill as our Mountain West ROC Association Director after serving our area for five years. Lorie did a wonderful job representing ROC residents and we are very grateful for her dedication! On page 4 you will find a nice introduction to your new Mountain West Region representative, John Egan.

In this issue, you will learn fun facts about the ROC team and the TAs you work with, see the save the date for our in-person Montana ROC Summit being held later this year, meet the newest ROC in Montana, read about the newest NWMT team member, and much more.

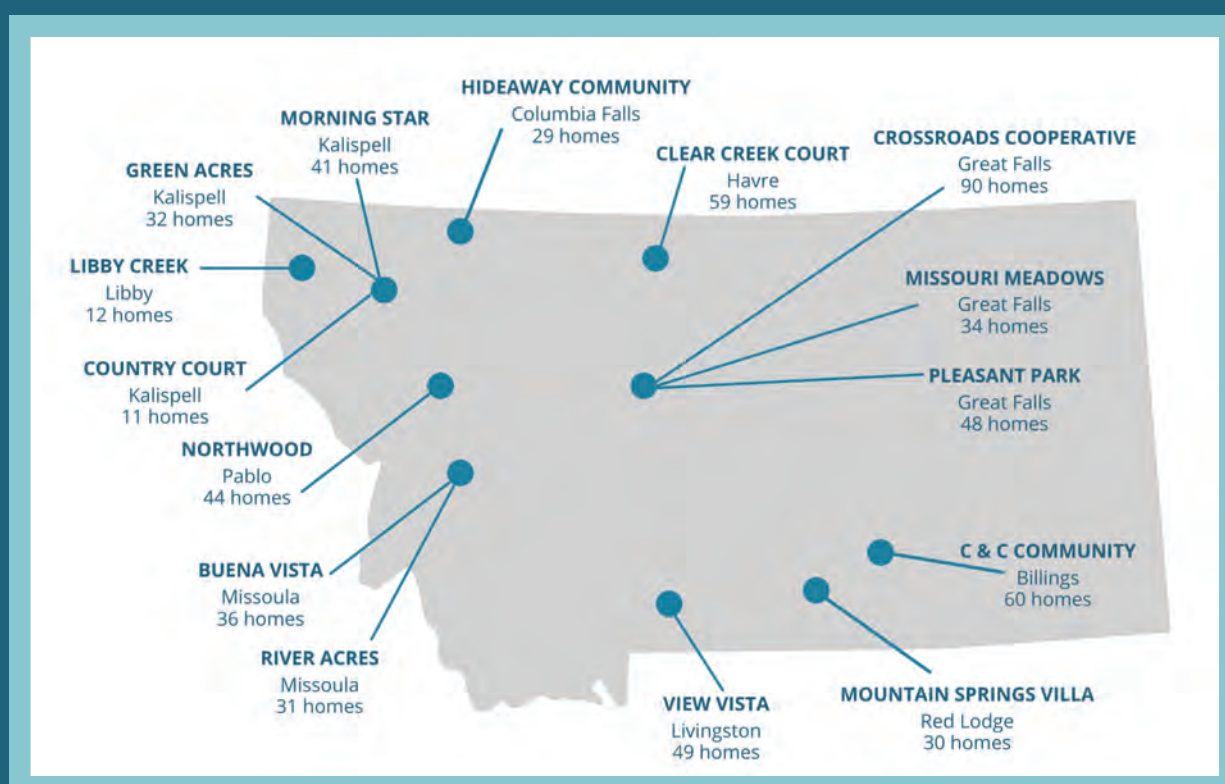
We are looking forward to engaging with you all in the coming months and hopefully seeing each other again a bit more frequently!

Stay Well,  
Danielle Maiden

**GREETINGS FROM  
DANIELLE MAIDEN**

## MONTANA RESIDENT OWNED COMMUNITIES

*There are currently 15 resident owned communities (ROCs) in the state of Montana.  
These 15 communities represent 606 homes.*





Danielle Maiden  
dmaiden@nwmt.org  
406.407.6444



Adam Poeschl  
apoeschl@nwmt.org  
406.220.2361



Autumn Tigart  
atigart@nwmt.org  
406.604.4555



Joanna Schapley  
jschapley@nwmt.org  
406.604.4556

## NWMT ROC Staff Updates



Please give a warm welcome to our newest team member, Joanna (Jo) Schapley!

Jo joined us in March as a ROC Program Specialist and will be offering support and guidance to residents living in existing ROCs.

With our expanded team we have re-organized staff roles to better serve ROCs in Montana.

Danielle is now our Cooperative Housing Director, overseeing the ROC team, as well as other cooperative housing projects at NWMT.

Adam is now our ROC Acquisition Specialist, overseeing the conversion of new parks and reaching out to potential sellers.

Autumn will be supporting all existing and future ROCs east of the Rocky Mountains, currently including ROCs in Billings, Great Falls, Havre, Livingston, and Red Lodge.

Jo will be supporting all existing and future ROCs west of the Rocky Mountains, currently including ROCs in Columbia Falls, Kalispell, Libby, Missoula, and Pablo.



Danielle: Ted Lasso carried me through with two seasons, which I have watched more than once! Great humor to lighten things up! We are also faithful viewers of Yellowstone. Thanks to our son, we have also watched more Disney shows than we care to mention!

Adam: One of my favorite TV shows to watch during the pandemic was The Witcher.

Autumn: My favorite shows currently are The Flight Attendant and many home improvement shows on HGTV.

Jo: Stranger Things, Is it Cake?, Outer Banks, Ted Lasso. My kids finished Friends and The Fresh Prince of Bel Air, which was fun for everyone, and then we watched the new Bel-Air. Encanto, the Harry Potter series, Ghostbusters I, Ghostbusters II, Ghostbusters Afterlife, and the Back to the Future trilogy.





## Welcome, Hideaway Community!

On January 27th, Hideaway Community in Columbia Falls became the 15th Resident Owned Community in Montana. The residents of Hideaway began organizing at the end of September 2021 and held their *We Own It* celebration on March 12th, 2022. Hideaway's conversion to resident ownership will eventually bring 30 homes into the nationwide ROC family. Moving a few new homes into Hideaway will be one of the top priorities after the completion of a major septic overhaul. In order to apply for funding for the septic project, Hideaway residents have formed their own water and sewer district and will be electing five community members to serve on the water and sewer district board of directors. Creating a water and sewer district will allow Hideaway Community to apply directly for funding and speed up the process of getting their project funded and finished.

The NeighborWorks Montana ROC team was impressed by the hard work and diligence of Hideaway's pre-purchase board of directors, all of whom were re-elected to their positions at their first member meeting. The directors are: Devynn Fetter, President; Joe Rohrman, Vice President; Kelley Weigant, Secretary; Shonda Kennedy, Treasurer; and Dustin Wynn, Board Operations.

*Congratulations to the new resident owners of Hideaway Community!*

## The Importance of Your Voice and Experience

NeighborWorks Montana recently co-sponsored the Montana release of the film, *A Decent Home*. The documentary, by filmmaker Sara Terry, highlights several communities – a successful ROC, a community that went through an agonizing closure, political battles, and more. In the film, the filmmaker vividly shows the importance of resident voices and how using your voice is necessary to preserving manufactured home parks.

"They speak about community, about neighbors helping neighbors, and about the happiness that comes from living a life that they can afford. They volunteer at homeless shelters; they lead Boy Scout troops; they collect cans to help fund worthy causes; they set aside what they can, even \$5 a month, to give to their favorite charities, including the World Wildlife Fund and the local food bank. We need to hear these people, we need to see these people, we need to value them and everything they represent about the best of who we are as Americans." Filmmaker, Sara, talking about the residents she works with as she films at parks around the country.

Our voices are the tools we use to share our ideas and emotions with others. Never be afraid to speak your opinions and thoughts in your own unique voice!

## Welcome to the New Mountain West Director



I am John Egan and I am now serving as the Mountain West Director with the ROC USA Association, and look forward to working with you all!

I claim New Mexico as my home state, but have lived in Colorado for over 20 years and at Animas View Mobile Home Park for over 10 years. Our park, located on the banks of the Animas River in Durango, became a cooperative after the then-owners announced (on Christmas Eve no less!) the park was for sale. If it were not for the new Colorado law requiring mobile home park owners to notify the residents of the sale of mobile home parks, we would have been hapless park residents who didn't know their park sold until the

next rent hike! Thanks to ROC USA and our Colorado CTAP, Thistle ROC, plus a lot of sweat, toil and trust of our residents, and major assistance from both the City of Durango and the State of Colorado and other important stakeholders, in 90 days we managed to make a competitive offer that was accepted by the seller. Since then Thistle and ROC have done an outstanding job of guiding our co-op as we continue to improve our beautiful community!

I served as the president of our board of directors during that precarious time and it was through the efforts of many people that we pulled our 'rabbit' out of the hat! My contribution to this project was many years of experience serving on numerous boards and having been both a city councilor and county commissioner. I understood how the system worked. I was also the chief cheerleader for the purchase of our park. I like to think organization, leadership, and diplomacy are my talents.

I pledge to offer my service and skills to all the Montana ROCs and to this vast region we call the Mountain West. I invite you to call on me anytime. Thank you!

Sincerely,  
John Egan



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We work to find payments that fit your monthly budget  
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**Call, text, or email us if you need help!**

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cyrust@mofi.org

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MoFi is a nonprofit that has been serving Montana since 1986.



**Have you signed up to access**



**myROCUSA.org**

Find important information, discounts, training opportunities, and more!

**HELP IS AVAILABLE!**

Did you know the Montana Emergency Rental Assistance Program can help if you are behind on lot rent?

**APPLY TODAY AT**  
**WWW.HOUSING.MT.GOV**

Helping Montanans  
find a path forward



NeighborWorks Montana and the Montana Housing Counseling Network have recently expanded services to offer Housing Stability Counseling. This service expansion links clients across the state to HUD-certified and trained Housing Counselors who can:

- Help navigate applications for emergency housing assistance
- Help communicate with landlords and mortgage services
- Connect you with a lawyer for legal guidance
- Help provide guidance and next steps to improve housing stability
- Help create budgets and financial plans to support more financial peace of mind

The goal of the expanded services is to help Montana households become more stable and learn about managing their finances to avoid crisis and meet future financial goals. Clients work with the counselor one-on-one through multiple sessions and can learn how to create and manage a budget, improve their credit, pay off debt and increase savings.

FOR MORE INFORMATION, VISIT:  
[www.nwmt.org/housing-stability-counseling](http://www.nwmt.org/housing-stability-counseling)

QUESTIONS? PLEASE EMAIL:  
Naomi Valentine, [nvalentine@nwmt.org](mailto:nvalentine@nwmt.org)

## Free Virtual Financial Class Available



Would you like to take control of your money?

Homeword offers their virtual Financial Fitness class as a free statewide resource that helps you learn to:

- Work through credit and debt challenges
- Create a budget that works for you
- Be prepared for income or expense changes

*Homeword is part of the Montana Housing Counseling Network through NeighborWorks Montana.*

FOR MORE INFORMATION:  
[www.homeword.org/financial-skills](http://www.homeword.org/financial-skills)  
406-532-4663





# Cultivating Leaders

## SAVE THE DATE: 2022 Montana ROC Summit

Mark your calendars for this year's ROC Summit taking place in Great Falls, September 16-17.



**Facilitator:**  
Chantel Schieffer,  
President and CEO,  
Leadership Montana

The ROC Summit is a networking and training event offered at no cost to ROC residents in Montana, featuring fun and informative topics based on feedback and requests from residents. Communities that have residents and/or board members attend will be awarded a \$500 grant from NWMT for a community project!

Since the last ROC Summit in 2019, four more communities have entered into resident ownership and the NWMT ROC Team is so excited to be gearing up for the 2022 ROC Summit: Cultivating Leaders!

This year we welcome Chantel Schieffer, President and CEO of Leadership Montana. She will be facilitating the first day of the summit, sharing knowledge and leadership skills from her 25+ year career.

Please watch your mail (and email) the beginning of June for the agenda and registration details!

Sponsorship opportunities are available. Please reach out to Autumn (atigart@nwmt.org) if interested.






*A big THANK YOU to those who have already sponsored!*



## It's a Great Time for Some Maintenance!

Spring has made its entrance, and with that, spring cleaning comes to mind! Proper home maintenance is vital to keep heating and cooling costs down, and pricey repairs at bay. Keeping your home and lot clean and tidy also improves the appearance of the community you and your neighbors call home. It also reduces stress and makes your home more welcoming for you after a long day's work. Many ROCs coordinate a community-wide "spring clean up", please reach out to your community board members or property manager to inquire if there is a plan in place. If not, make a suggestion to get one scheduled! Get involved and help your neighbors make your community shine!

How can you do your part? Here are some tips:

-  Clean your vents, ductwork, A/C or swamp cooler to ensure dust and debris aren't present and that all hoses and filters are replaced if needed
-  Inspect and clean your home's siding, look for needed repairs - this can extend the life of your siding and save you money in the long run
-  Check the skirting, underbelly, and vapor barrier of your home to make repairs
-  Unplug heat tape and inspect water lines under your home for leaks (Undetected leaks can be a strain on your community water budget)
-  Look at windows for breaks and ensure window and door seals are intact

Did you know that as a member of the ROC USA network, you have access to discounted home repair and improvement materials? Be sure to login into your [myrocusa.org](https://myrocusa.org) account or sign-up for an account to access to these offers!

## Share Your Concerns with Governor Gianforte!



Nearly half of Montanans do not have access to internet services, limiting connection to crucial internet-based services like telehealth appointments and distance learning options for students. The state of Montana has an opportunity for a once in a lifetime grant to connect underserved and rural areas with high-speed internet services.

Montana Governor Greg Gianforte and the advisory commission are in the process of reviewing proposals and make the final call on this project.

As a ROC resident the lack of internet access limits availability to hold video meetings with residents and your certified technical assistance providers (NWM/ROC USA), as well as online learning and leadership training opportunities.

If you would like to show your support for this project and help close Montana's Digital Divide, please reach out by submitting a comment at the following:

Web: <https://svc.mt.gov/gov/contact/shareopinion>  
Phone: at 406-444-3111 or 1-855-318-1330  
Facebook: Governor Greg Gianforte



**MONTANA**

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## MONTANA RESIDENT OWNED COMMUNITY NEWS

### IN THIS EDITION:

- Financial Learning Services Available
- Welcome Hideaway Community
- Resident Survey Results (insert)
- The Importance of Your Voice & Experience
- Save the Date: Montana ROC Summit
- New staff member, Joanna
- New Mountain West ROC Association Director

