

**NEWSLETTER**  
**April 2017****President's Message****Painting Project**

We are moving ahead with painting the condo complex! The combined project (bundled with the work that will be part of the BronzeLeaf buildout) enabled us to secure a bid for painting the existing buildings that was *much* more affordable than what we had previously considered. The work will be done by Champion Painting. The cost to BronzeLeaf owners will be in the form of a special assessment of \$200 per unit. The assessment is planned to be paid at a rate of \$20 per month over 10 months. If any owners prefer to pay the entire \$200 at one time, that's certainly OK. We are financing this project with contributions from this assessment, funds that will be paid to the HOA reserve from sales of the 20 new units (\$1000 a unit as per the arrangement with the Bryan's from the recent special election) and from the HOA reserve fund.

Champion was able to begin prep for painting unexpectedly quickly this last week (before we got a newsletter out to notify owners in advance). The board hasn't received a definitive timeline for how long it will take to complete painting as yet; Montana "spring" weather can greatly affect how long it may require. The plan is to start work on the carport and garage structures first and then transition to the residential buildings. Power washing the carports and garages in advance of painting began on the 14th. Notices will be posted in all buildings as work progresses to let owners and tenants know what parking areas to vacate so work can proceed efficiently and without risk of damaging vehicles.

Once the smaller buildings are completed and we turn to the five residence structures, it will be necessary for occupants to move items from decks and patios to allow for prep and painting to occur. We will do everything we can to make sure this is a short interval with adequate notification for each unit. Your cooperation is extremely important and greatly appreciated! Landlords, please make sure your tenants are aware that this is coming up and to pay attention to posted notices in their building. Remember, this painting project will cover everything but the deck surfaces.

Additionally, we are arranging with the painting contractor to make some minor modifications in the buildings to further block nesting and roosting access to birds while they are already working in these areas with a lift. We have identified a few spots where the exterior design creates an attractive nesting spot for the birds and have come up with a small but effective barrier to block access.

**Garbage and recycling switch**

As previously posted, we switched our garbage pick up to Bozeman's municipal service. We were able to get a good price for bigger dumpsters and include onsite 300 gallon mixed recycling bins. The recycling bins were originally scheduled to be emptied every other week but it quickly became apparent that wouldn't be enough (especially on the west side with three buildings). Pick up will now happen weekly (as with the dumpsters). We will keep an eye and how this all works out and make any necessary adjustments. *Please*, observe the posted recycling guidelines and don't put items in the bins that can't be recycled. Also take a moment to flatten cardboard boxes. Unflattened boxes take up much more space and cost us all money (if we have to get more frequent pickups).

**Dog poop**

There's pretty much no excuse for not picking up after your dog. We have an excellent supply of bags and receptacles everywhere around the buildings. Pick up your dog's poop every time. This is not optional. It's been a stated regulation of our condo HOA from the beginning and a Bozeman city ordinance. Landlords, please remind tenants of this basic responsibility.

**Outdoor grills**

There are still several grills on decks and patios that are not permitted in BronzeLeaf. Bozeman fire code prohibits larger gas grills (20 lb. propane tanks) and charcoal grills of any kind in multi-level buildings such as ours. These need to be removed. The fire risk is too great. Potential liability to unit owners should be enough of a deterrent to take this action. Smaller gas grills (like a Weber Q Series that operate with the 2 lb. dark green propane bottles) are allowed. These grills work very nicely. Landlords, if your tenants have a bigger gas grill or charcoal grill, it's up to you to let them know that they are not permitted.

**Yearly Owners meeting**

The yearly owners meeting has been scheduled for May 9.

Location: Meadowlark School

Time: 8 p.m. (stipulated in bylaws)

See **proxy** to vote on website

Submit nominations for Board of Director's by the meeting using the Board Nomination form on the website.

A **proxy** is available on the website to vote for the Board of Directors. Please return the **proxy** by May 9 to authorize your vote so that you HOA can continue to function. You will also vote on the \$200 assessment to pay for the painting.

Your board is working with an attorney to update the bylaws. Our attorney will be at the meeting to discuss the bylaws and explain the need for the changes at this meeting. The proposed bylaws will be posted on the website when they become available.

**HUD Application**

After the April Board meeting, notification from our reviewer was received that the HUD application (FHA mortgage funding) has been approved!!!! It will now be easier for buyers to gain mortgage funding.

**New Buildings**

The Bryans are working on the financing and approvals needed to begin building.

**Bylaws**

A **special meeting** will be called accompanied by a proxy to vote on the bylaws.

**Gym**

The gym is being stocked with cleaning rags and sanitizing spray with a basket to keep the dirty rags. The gym is cleaned once a month including the mirrors, wiping down equipment, vacuuming, and emptying garbage.

All gym users please help keep the gym clean by spraying the rag and wiping down the equipment after use and picking up after yourself as well as following the gym rules. If we have to schedule additional cleaning time, this will affect your monthly dues.

***The Bronze Leaf Condo Association Board***

***Patrick Weaver, President***

***Ed Fillbach, Vice President***

***Sue Beland, Secretary/Treasurer***