



**NEWSLETTER  
August 2017**

**Summer Greetings**

**Painting**

We are all frustrated that the painting is taking so long. Please be patient. The Board is in regular contact with the painting contractor. Because the new buildings will be started soon, we want to get the buildings near the construction done first to reduce traffic congestion.

The buildings on the **east side will be power washed and painted first.**

**ALL items must be removed from the decks for the washing and painting.**

The deck rails will take the most time.

Watch for signs indicating when washing and painting will occur which affects your building. Also we will e mail owners.

**Grills**

Reminder!! Gas grills, charcoal grills, and hibachis on decks and below wooden decks in the garden entrances do not comply with fire code. During the painting would be a great time to remove those fire hazards.

**Bylaws**

The Board has studied the bylaws, discussed suggestions by owners and the Board has met to discuss changes with our attorney. When our attorney finishes formatting the bylaws, the Board will make the final version available to owners on the website. The Department of Revenue must approve the bylaws. When that process is complete, the owners will be asked to vote to update the bylaws.

As the time nears for voting Pat will send owners a letter or e mail explaining the voting process.

**New Buildings**

The Byrans are ready to begin construction.

The new buildings will have to meet new building codes and will have water sprinklers but will otherwise be similar to 4645 and 4635. The 12 unit building is to be located in the south east corner of the complex where the hole is located. The carports for the building are already constructed. The new condos are part of Bronzeleaf HOA.

The prices range from \$189,900 to \$199,900.

If you know of anyone who is interested in a new well-appointed condo, please contact Wallis Bryan at (406.223.4778) Pure West Christie's International Real Estate east of American Bank or the Board.

Perhaps there are owners who would like to sell their unit and purchase a new unit. Only \$1,000 in earnest money is required to hold a unit.

**Gym**

A nonresident was observed leaving the gym and skate boarding down the sidewalk. The gym is for use of residents and current guests. See posted gym rules.

**DO NOT** give the gym code or access to unauthorized individuals. The gym is for the use of residents. Safety of users and our equipment is paramount. The equipment is expensive.

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### **Door Codes**

The door codes are changed yearly. The plan is to change the door codes on **September 18**. The new code will be taped inside an envelope to each door. If you forget the code, you can call Schmidt.

### **Illegal Dumping**

Illegal dumping is still occurring in our dumpsters. These individuals are costing us money by filling our dumpsters. Please report anyone that appears to be driving a vehicle up to the dumpster and dumping their garbage. Getting a license plate and a piece of ID would help the police call on these individuals. A date and time is also helpful. Illegal dumping is subject to a \$500 fine.

Contact the Board if you have any information to share.

Two additional recycling bins are being added. ***Please help by flattening all items you place in the recycling bins.***

### **Landlords**

Please share all newsletter information with your tenants.

### **Noise**

Please report unacceptable noise to the police and the Board if it is a loud party or noisy disturbance so they can speak with the offenders to tone it down.

### **Insurance Settlement**

Ed was able to work with the insurance company of the people who completed the first phase of the bird abatement and caused the damage to pay for the repairs to the sprinkler system. He recovered \$831.

### **Entry Rugs and Clean Carpets**

The cleaning company was able to clean all of the hall carpets. Worn entry rugs have been replaced.

### **Selling Your Unit**

Please contact Schmidt if you sell your unit and give Schmidt the contact information for your buyer. Also tell your buyer to contact Schmidt Property Management.

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

***Patrick Weaver, President***

***Ed Fillbach, Vice President***

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