



**NEWSLETTER  
December 2017**

❖ **URGENT REMINDER**

**PLEASE DO NOT** park with your bumper hanging over the sidewalk. The people plowing the snow cannot adequately clean the sidewalk.

Park far enough back so that the bumper leaves the sidewalk clear to be cleaned and that your vehicle will not be damaged.

Snow left on the sidewalk turns to ice. Please help us out to keep the walks safe.

Snow melt will be distributed as needed. However, snow melt causes melting and then turns to ice SO it is best to get rid of the snow in the first place. Snow melt also damages the cement.

**DOG DOO PICKUP**

Be responsible dog owners. PICK up after you dogs **EVERY time** they defecate.

Bags are available near the doors of all buildings and receptacles for disposable are centrally placed.

**December Board Meeting**

The December Board meeting was delayed until December 19 while the Board waited to meet with our attorney regarding the update on the bylaws **and** because an owner stated their desire to attend the meeting. The Board had to find a free location to handle a larger number of persons.

**Bylaws**

The Board is waiting for the lawyers to get back to us. There is some legal language that needs to be completed.

The Board thinks that the vote on the bylaws will probably be in February in order to allow time for the owners to review them.

**Woodwork in halls and Doors to individual condos**

Our cleaning service will be asked to clean the mop boards in the halls on a rotating basis.

It is the owner's or tenant's responsibility to clean their door and woodwork. Use an eraser or a nonabrasive cleaner. If the door needs painting contact the board. Door maintenance is the responsibility of the resident due to privacy issues.

**Grills**

**Landlords/Property Managers**--Protect your investment by instructing your tenants to remove the 40-pound tank fire hazard from their deck as well as charcoal grills and hibachis.

You can replace the grill with grills which use 2-pound tanks. There are 2-pound tanks available that can be refilled.

**Noise**

Numerous noise reports have been received by the board. In some instances the police have been called. Please be considerate. Avoid making excessive noise from 9 p.m. to 7 a.m. Loud noise in the parking lot such as mufflers or motorcycles needs to be eliminated day or night. Loud music or TVs are to be turned down. Avoid running in the halls and making unnecessary noise in the halls.

Be considerate of our dense living conditions so that everyone can enjoy their living space and not be disturbed during the day or woken up at night.

**Bikes**

Bikes which were abandoned on the bike rack have been removed.

Please do not use the bike rack until the construction is completed to avoid damage to your bike.

### **New Owners**

Be sure to fill out and return the questionnaire that our Property Management Company, Schmidt Property Management in a timely manner.

### **Dumpsters**

Even though there are new signs on the dumpsters stating that they are for residents use only, we all need to stay vigilant and keep people from illegally dumping and raising our costs.

Report what you see to the Board by e mail. Get a license plate and a picture if possible as well as a description so the police can follow up.

### **Register for Emergency Notifications**

The Bozeman Chronicle, December 1, 2017, reported emergency responders request to help them find locations faster. Quoting from the article:

. . . . “When people are registered, we have the ability to quickly reach out to them and provide them the information they need,” said Patrick Lonergan, Gallatin County emergency manager . . . .

The Community Notification System sends out notifications—both phone and text—to cellphones, email addresses, fax machines, and more when there are events like wildfires, standoffs, flooding and other situations.

The system has just under 49,000 landline numbers that get calls when notifications are sent out. . . . they have only 1,964 people who have registered for op-in notifications . . . to cellphones.

Longergan said that is problematic. People don’t use landlines like they used to. And if people are away from their home or business phones during an emergency, the calls to those landlines are moot . . . .

The Community Notification System replaced an old system in July 2016, upgrading to include text alerts as well as allowing users to register for specific areas where they want notifications . . . .

Longergan said the system gets used by responders about a dozen times a year . . . .

### **To register for the Community Notification System**

Visit [alerts.readygallatin.com](http://alerts.readygallatin.com)

### **Safety in an Emergency**

Registering your cell phone and/or e mail also increases the speed with which the responders can come to your aid in a medical or other personal emergency as this information allows them to tie a cell phone to an address.

**Landlords** please share all newsletter information with your tenants.

**Property managers** the owner may be leaving all responsibilities to you. Please help us keep tenants informed. Be knowledgeable about the Bronzeleaf bylaws which are on the website.

The January and February Board meetings are scheduled for the second Tuesday at the library. Contact the board if you plan to attend.

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

***Patrick Weaver, President***

***Ed Fillbach, Vice President***

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

## **Happy Holidays**

