



**NEWSLETTER
March 2018**

Snow Removal

Quote from Pat

"We are in no way satisfied with the service we've received from this company. There is some bizarre priority list for who gets cleared when and apparently we're very low on that list. From what we've heard, a lot of snow removal companies are struggling to keep up in this heavy snowfall year. But regardless, we need better and will make very sure that the next contract we sign will have clear provisions for us getting prioritized as well as termination clauses if we aren't pleased with their performance."

Pat and Ed have called our current snow removal company several times. They have gotten either no response and/or obviously no change in the service.

This company has been working for us for several years.

Parking by Mail Boxes

No one should park in front of the mail boxes. This is a no parking zone. The mail delivery person and the residents cannot access their mailboxes with vehicles parked right in front of the boxes. This is an issue on the west mailboxes.

Parking over curb

Please continue to cooperate and keep your bumper front or back from hanging over the sidewalk—year round.

Some vehicles park so far over the sidewalk that pedestrians cannot get past the vehicle.

This is especially a problem with pickups with trailer hitches which completely block the sidewalk.

Please park with no bumper front or back hanging over the sidewalk. Hitches on trucks make this problem worse.

Sand in Lot

The lot was sanded 4 times this winter. The street sweeper company who cleaned off the sand last year will be hired again this year to clean our lot.

Latch exterior doors

When entering and exiting, always be certain that the doors are securely latched. The combinations are on the doors for security purposes and to prevent unauthorized access.

The security of residents is compromised when the outside doors are not securely locked.

Water Heaters

Water heaters in 6 units were found with leaks ranging from small leaks to larger puddles.

Those owners received a notice from Schmidt to have their water heater serviced or replaced. If you were on the list to receive letters and your water heater does not appear to be leaking, please notify the board AND keep a close eye on your water heater for leaks.

Water heaters are owned by the condo unit with repairs and replacement costs the responsibility of the condo owner.

If you have to replace your heater, you should also make sure the plumber places the water heater in the drip pan and cleans up the closet with the water heaters when the work is complete. Drip pans should not have cracks or breaks.

Obviously, if the water heater leaks enough to damage walls, flooring, interior walls, and furnishing as it drips or runs into other units the costs will go up exponentially for the owner with the faulty water heater. Prevention is the key!!

Water Heater Sludge

All owners should have the sludge removed from their water heater on a regular basis in order to preserve the life of the water heater. The build-up of the sludge can cause the heating element to burn out.

Water heaters are about 10 years old. The Board recommends yearly sludge removal but follow the advice of your plumber.

Water Heater Closet

The water heater closet is ***not for storage of any kind***. If you have items in your water heater closet, please remove them immediately.

Shower Drains

If you have not had your shower drain seal replaced 2018 would be a good time to have that done so that no leaks occur.

In 2017 we did have seal failures in some units which caused extensive inconvenience and expense to owners and their neighbors when there were leaks into lower units.

DOG DOO PICKUP

A *****one-time***** pickup service will be hired to clean the complex.

Bronzeleaf is a full city block. **Each owner and renter** pet owner is responsible for cleaning up after pets wherever they relieve themselves. ***That means every time*** even when you are in a hurry.

The clean-up process is easy and quick at Bronzeleaf with the bags by the parking lot door and the receptacles outside for disposal of the bags.

Maintenance Problems

Please e mail the Board if you notice maintenance issues. The sooner problems are addressed the lower the cost.

Remove all 20-pound tanks from decks

With spring nearly here and grilling season on the horizon--This is another reminder to remove 20-pound propane tanks on large grills from decks.

You can replace the grill with grills which use 2-pound tanks. These grills are available all over Bozeman in hardware and grocery stores. There are 2-pound tanks available that can be refilled.

The new buildings will have a sprinkler system due to new code which the current buildings do not have.

Parking Lot

Vehicles left for long periods in the parking lot will be towed. No trailers, recreational vehicles, or large trucks are permitted. See the bylaws.

Window Screens

Now is the time to replace broken or damaged window screens at the owner's expense. Screens must match the windows frames. The original windows and screens came from Andy's Glass 388-1487.

Hall Touch Up

If you haven't cleaned the outside of your entry door, you may want to put this on your spring cleaning list.

Dumpsters *BREAK DOWN YOUR BOXES!!*

REMEMBER--You need to break down those boxes so the dumpster does not overflow before the next pickup.

Additional Board Actions in 2017

- Replaced missing bulletin boards in order to hang notices for residents
- Pieced together a 2017 budget, 2016 profit and loss statement and a 2016 balance sheet from partial financial information due to the change in property managers
- Worked with Schmidt on questionnaires for numerous agencies deciding whether to loan money to buyers of Bronzeleaf condos
- Handled the waiting list of owners requesting to rent their condos

Landlords/Property Managers

Please share all newsletter information with your tenants.

Board Meeting

The April Board meeting is tentatively scheduled for April 10 at 5 p.m. at the library study room.

If any owner who wants to attend, please e mail the board ahead of time so that we can find a larger room.

The Bronze Leaf Condo Association Board

Patrick Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer