



NEWSLETTER
April 2018

Yearly Owners' Meeting—May 8, Tuesday, 7 p.m.

Topics to be discussed:

- Financial Report presented by Schmidt Property Management
- Election of Board Member
- Building progress
- Use of Green space
- Bylaws
- Maintenance issues
- Owner input

Terms of the board members are staggered The Secretary-Treasurer position is to be filled this year for 3-year term. Sue has served a 1-year term and has agreed to run again. Any owner wishing to run for this position should notify the Board.

A reservation has been requested for Meadowlark School cafeteria.

We look forward to seeing you at this meeting

Complaints

The Board has received numerous verbal complaints as well as a written complaint about dog owners consistently **not picking up after their dogs**.

The water heater area is not part of the owner's property but belongs to Bronzeleaf and is to be empty for maintenance purposes. Nothing should be stored in the water heater areas.

Schmidt Property Management placed notes on all doors reminding owners of their responsibilities. Please cooperate and make Bronzeleaf a great place for all to reside.

Garbage Cans by Doors

The garbage cans by the doors are for small items of trash. These are small cans that easily overflow before they can be emptied.

If your car has trash in it please bring a garbage bag, clean out your car placing the trash in the bag, and take the filled bag to the dumpster.

The cans are not for disposal of cat litter. Cat litter should be placed in a garbage bag and taken to the dumpster.

Security

A resident has had 2 items stolen from the lot recently. This loss was reported to the police.

Keep your items securely locked up.

Please report any suspicious activity to the police so there is a chance they will be apprehended. Also notify the Board.

Always check the outside doors to be sure they are securely latched.

Parking over curb

Even though we hope the snow will no longer stay around, please continue to park so that your bumpers do not hang over the sidewalk.

Garbage Disposal and Slip Nuts

If your garbage disposal is leaking from the bottom it probably needs replacing.

If the disposal does not turn on it may need resetting with the red button. See your manual.

When one owner was having their garbage disposal replaced the installer noticed that a slip nut was missing from the drain under the sink. If there was a backup in the pipes with the slip nut missing there could have been a messy overflow.

This owner was astonished to think that the omission of the slip nut had not been noticed.

Large image below with the handles is the *slip nut* which should be placed at each junction on the drain pipes to prevent leaking. Please check under all of your sinks. Carefully inspect the places where the pipes join. If any joints do not have a slip nut, the slip nut should be installed immediately. You can look online to see how to install the slip nut. It takes only a few minutes, or you can call a professional.



Birds in dryer vents

The holes in the soffits on the carports were covered to prevent bird access.

Hopefully the birds have been prevented access to fan and dryer vents. Some dryer vents had birds this month and steps have been taken to deter the little invaders. Report any bird invasion to the Board.

Maintenance of your fireplace and air conditioner

The fireplace and air conditioner will give you better performance if you have them serviced. You can find people who specialize in this service in our community.

Your air conditioner has a screen inside the lower door which can be removed and washed and replaced. See your manual.

Cleaning

Cleaning of various areas including window washing and carpet cleaning will be done in the next few weeks. The gym windows were cleaned this week.

Bronzeleaf Maintenance Problems

Remember to take a minute to e mail the Board of any maintenance problems. This includes lights that are not working, loose carpeting, or grounds maintenance. The Board will find someone to remedy the problem as soon as possible.

Maintenance of your appliances

Make your washing machine, dishwasher, and garbage disposal last longer by cleaning them with commercial cleaner or vinegar. Find the cleaner at your grocers. Instructions for using vinegar can be found online.

Phosphorous which helped clean the machines is no longer included in soap.

Dumpsters *BREAK DOWN YOUR BOXES!!*

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

Landlords/Property Managers

Please share all newsletter information with your tenants.

Board Meeting

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

If any owner 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