



NEWSLETTER October 2018

Welcome to all of the new Bronze Leaf owners!!

In addition to the new owners in the new **4615** building, there have been 4 additional condos changing ownership with one sale pending in addition to the 2 units still to be sold in 4615. Another condo is for sale in 4645.

All owners should be aware that the companies that chose to provide **cable and Internet service** when the trenches were open to lay the cables were Spectrum (Charter) and DISH. No other companies may be used as it requires installation of added dishes or buried cables. All buildings have the same offering of Internet service.

Cable and Internet service is the financial responsibility of the condo owner.

All owners should be sure to provide **insurance** for sticks in coverage for your unit. The HOA carries sticks out insurance.

Several **Doggi Valet stations** as well as bags are provided on the grounds for your convenience in picking up after your pets. Please remember to do so every time. Bags are also available near the door at the parking lot entrance.

A **cleaning service** comes every other week to vacuum the halls and sweep the doorways. A mat is provided at the door to wipe your feet and reduce cleaning maintenance.

More **dumpsters** will be added as the last building is completed. In the meantime break down all of your recyclables especially cardboard to assure there is room for all of our trash.

Household goods are part of the trash hauling agreement. Any large items such as mattresses or refrigerators should be placed beside the dumpster not in it.

Grills with 2-pound tanks only are allowed by city code on wooden decks. Do not place grills with 40-pound tanks on decks.

Quiet hours

Sunday through Thursday 10 pm to 6 am
Friday and Saturday Midnight to 6 am

Check out our web page at bronzeleafcondos.com

The Board's e mail is bronzeleafhoa@gmail.com

Bylaws

Please read your bylaws, which were passed in August 2018, on our website. The bylaws have just been recorded in the last week at the court house. The signed version will be added when it is available.

The Board will begin enforcing new sections of the bylaws in January after the new property manager takes over the duties.

New Building 4643

The draining from building 4643 which has been going on for some time as it flows across the parking lot, will stop when building process begins in about 2 weeks.

Please park on the sides in the lot to allow the construction crews room for their equipment and for snow removal.

Barring unforeseen issues, 4643 should be completed in approximately 8 months.

A carport will be constructed east of 4643.

Dumpster enclosures and curbing along with paving is also yet to be done to complete our complex.

Snow Removal

The company doing the snow removal would appreciate having as many cars as possible off the lots when the plowing is being done so that they can get the snow piled.

Snow will be piled at the north end of the parking lot between the dumpsters. For efficient snow removal drivers should keep the area between the dumpsters and back into the center of the lot clear to allow them to work.

The Board is still working with snow removal companies to arrive at a satisfactory agreement to get the snow removed early in the morning in the main driving areas. The contract should be signed within the next week.

Remember to park so that your bumper does not hang over the sidewalk. Snow cannot be removed if your parking impedes removal.

Parking

With more cars in the lot, please use your designated parking space in the garage or carport as much as possible.

Avoid a hefty fine, do not park in **handicapped parking** without a handicapped sticker.

Parking Lot

The street sweeping company will be coming to sweep the sand from the carports and side driveways in the near future. Watch for signs asking you to move your vehicle from the lot.

The parking lot was painted and new handicapped signs were painted this summer near the buildings.

Property Manager

Bronze Leaf has contracted with Minnick Property Management to begin as our property manager December 1.

Schmidt Property Management has done a good job for us. After the sale of the business to Real Property Management, a large out-of-state company, the board

felt it would be in our best interests to move to a smaller local company.

Owners will be able to pay the dues by check, e check, or through the new portal with Minnick PM beginning in December.

More information will be forth coming. Please contact the Board with any questions.

Wood Chips

Wood chips will be added to the shrubbery in the spring on the east side and in the parking lot.

A/C in west side buildings

Bids were taken for Air Conditioning similar to that in the west side buildings to be installed at the owner's expense the in west buildings.

Owners who may have missed that notice can contact the Board for more information.

Dumpsters and Recycling

Residents please remember to BREAK DOWN YOUR BOXES!! so that there is room for other refuse.

REMEMBER--You need to break down boxes so the bins do 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 November 13 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*

