

NEWSLETTER November 2018

Property Manager

Minnick Property Management assumes management of BronzeLeaf December 1.

Chanel Mumford is the contact person.

e mail

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Owners will be able to pay their dues by check, e check (auto payment from a checking account), or through the new portal with Minnick PM beginning in December. There is a 2% charge to use the portal. To save money you could arrange for automatic payments from a checking account or pay by check.

Checks should be made out to BronzeLeaf HOA.

Contact the Board with any questions.

Pay December Dues Early

If you want to pay your dues before December 1, you can pay Real (Schmidt) PM as usual. Dues paid December 1 should go to Minnick PM.

Bylaws

The new bylaws were passed by an owner vote in August. The final filing of the bylaws was completed in November. See the web page for the recorded bylaws. Bronzeleafcondos.com

Enforcement

See the Rules and Regulations and Covenants on the webpage bronzeleafcondos.com

Despite complaints from owners the Board had no enforcement power under the old bylaws. The new bylaws give the board some ability to react to owner concerns by enforcing the bylaws.

Minnick PM will levy fines after a warning for infractions of the Rules and Regulations and Bylaws or for city code violations. See Rules and Regulations 11 p 4 of 6

Fees

The recently passed bylaws includes *fees for dogs* and for *leased units* to cover clean up and repair damages.

In order to pay for the expense of cleaning up after dogs and or damage to grass, a \$60 fee per year for dogs will begin January 1. See Rules and Regulations 9.2 p 3 of 6

Leased condos that have dogs will be charged the \$60 fee for dogs.

Please let Chanel at Minnick PM know you have a dog. Dogs on the second and third floors have a weight limit of 40 pounds. There is a limit of 1 dog per condo. Covenants 4.4.10

Leased condos will pay a yearly \$60 fee to cover damage to halls for moving in and out resulting in repainting, repairs, and carpet cleaning. The \$60 yearly fee will begin January 1. Rules and Regulations 9.3 p 3 of 6

The fee must be **paid by the end of the first quarter**, March 1, to avoid late fees. Owners can pay the entire fee at once or they may opt to pay \$20 per month for 3 months.

Building Warranty

The new building is warranted for 1 year by the builder. Any problems related to construction should be brought to the attention of the Board.

Snow Removal Contract

The Board received bids from 5 companies for snow removal. Grasschopper, our company for several years, bid \$1,000 a month which includes snow removal, grass, and sprinkler care and repair. This was the lowest bid. Grasschopper agreed to an escape clause as well as coming first thing in the morning to clear the driving lanes and come back in a timely manner to complete the snow removal.

The bids ranged from \$1,000 a month to \$1,600 a month to \$25,000 for the winter season. Grasschopper has been doing a good job for us with lawn and sprinkler care since the inception of the complex. In order to avoid raising dues the Board decided to continue to use Grasschopper.

The Board is hopeful that the changes in the contract will make the difference in timely snow removal and not require a raise in dues.

Snow Removal

We can all help make snow removal work and avoid ice build-up. Please keep your cars out of the lot as much as possible when there is new snow fall. This will allow for better clean up. *Use your assigned parking space.*

DO NOT park with your *bumper over the curb* so that the sidewalks can be cleaned.

New Buildings

Wallis Bryan has been able to sell all of the units in the new building, 4615, within 3 months of completion. All but one of the condos with the pending sale are occupied. The success of this project means that all added expenses created by the added building will be covered through dues collection.

The HOA pays monthly water, garbage, sewer, electricity bills for each building.

We are waiting for a construction schedule for 4643. It is an 8-plex. A carport will be added on the southeast end of the current carports. Hopefully, there will be less interruption to daily living with the

location of the construction toward the middle of the south side of the complex.

Insurance

Reminder to residents—All condos should have insurance sticks in. Renters should carry rental insurance to cover their personal property. BronzeLeaf carries insurance sticks out.

Recycling

Recycling has become a challenging business. China has stopped accepting goods for recycling. One of the reasons is that people do not clean the items before recycling. Bottles, for instance, with sauce in them can ruin an entire load or bale of recyclables.

We all want our efforts to recycle to be successful. To make sure they are actually recycled be sure all items you recycle are clean.

See the City website for what to recycle
<https://www.bozeman.net/government/garbage-recycling/recycling>

Dumpsters REMEMBER—

You need to ***BREAK DOWN YOUR BOXES!!*** so the dumpster does not overflow before the next pickup. You may place household goods such as furniture and appliances by the dumpsters for pick up. DO NOT place large items in the dumpsters.

Landlords/Property Managers

Please share all newsletter information with your tenants.

Board Meeting

The next Board meeting is tentatively scheduled for second Tuesday 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

