



NEWSLETTER February 2019

Parking

DO NOT park in handicapped spaces without a permit at all. The number of handicapped parking slots is controlled by law. Cars parked in handicapped parking without a permit can be **towed with no notice**. If you see a car in handicapped parking without a permit, **please get license plate and note the date and time of the offence and notify the Board as well as the Property Manager (PM)**. Pictures are helpful. If your designated slot is taken by another person in your unit, park in the lot or on the street if there are no spaces in front of the buildings. Two cars are allowed for residents per condo.

Please continue to park in your designated place as much as possible rather than in front of the buildings or in the lot to allow for better snow clean up.

ALWAYS park so **NO bumpers hang over the curb** so that the sidewalks can be cleaned. Move your cars when plowing is happening.

New Exterior Doors

New exterior doors have been ordered will be installed on all buildings except 4615 starting in about 6 weeks.

The closures and the locks are also being replaced. The warranty on doors with high use is 10 years. The Board looked into painting the doors but found that the entire door including the frame needed replacing.

The screws in several doors holding them in the frame no longer hold. The doors sag and won't close. Temporary fixes have been conducted on several doors but a permanent solution is needed. The gym door will not be replaced at this time.

Each door will take about half a day plus painting and finishing. Please be patient with the workmen.

Complaints/Pets making Noise at Night

The Board has received complaints about pets making noise in the units above them all night long. Please work to keep your pets from running around in your unit at night so that your neighbors can get their sleep. Again this is a quality of life issue.

Clean up after your dog

Each time you walk your dog take a bag from the Doogi station and clean up after your dog.

Take your dog at least 25 feet away from the building before allowing it to relieve itself. **In no case should your dog urinate or defecate near**

- **anyone's window or**
- **at the building entrance or**
- **your balcony where the proceeds drip on the neighbor's property requiring a nasty clean up.**

We live in a closed environment and need to be respectful of how our actions may negatively affect our neighbor's quality of life.

Carbon Monoxide Detector

All owners should consider investing in a carbon monoxide detector for your condo.

Recently a gas leak occurred in a BronzeLeaf building due to work on a unit. A vigilant owner recognized the gas smell and called for help. Gas is silent, deadly killer which also causes explosions. Usually people get headaches, pass out, and die. Anyone who smells gas should immediately evacuate the building and call NW Energy. To assure sensing the gas in time buy and install a plug-in CO₂ detector at the hardware store.

Dryer Maintenance

Ten years after building construction was completed, dryer vents need cleaning. This time line is pushing the window. Many fires are caused by lint build up in dryer vents. Some of the vents are only the flexible wire pipe and are not strong enough to use **any** force.

Call or e mail the PM to have your dryer vent cleaned. You will be billed for this service.

The Board would appreciate your notifying us or the PM when this cleaning is accomplished so we can keep track of which ones have been done.

Clean your Shoes on the Entrance Rugs

Help with maintenance costs. Clean your shoes before you walk on the carpet and/or climb the stairs.

Air Conditioners on West Side

Two owners have currently indicated that they plan to install air conditioners to match those in the other buildings. E mail the Board for information if you are interested.

No air conditioners that hang on the outside of the building are permitted. Only air conditioners like those on the newer buildings are allowed.

Living in a Condominium environment

What does it mean to live in a condo environment of 72 soon to be 80 condos? Condo ownership or living in a rented condo means ownership in a shared property. Cooperation is required to create a safe and pleasant atmosphere which protects all residents. Condo living differs from other types of living. The community is designed for the entire complex to reflect a comprehensive scheme.

HOAs are corporations organized under the laws of Montana. The bylaws are drawn up by attorneys to adhere to those laws. It is the responsibility of the owners and buyers to research the bylaws before making a purchase to determine whether the BronzeLeaf living arrangement agrees with their life style.

BronzeLeaf is a corporation with recently updated bylaws which all owners are expected to follow to create an atmosphere in which everyone can enjoy a reasonable quality of life.

Condominiums by definition have conditions, covenants, restrictions and rules. The close proximity of living is different from other types of living. Other types of living arrangements do not necessarily have restrictions if the living is less dense. Individuals should consider what best fits their life style. Imposing threats, creating loud noise, failing to respect others, failing to oversee pets, and intruding on other residents is not a fit for the BronzeLeaf community.

Remember that your rights end where the next person's begins.

Severe Cold—Be Prepared

If you are new to cold weather, stay safe by wearing winter coats, neck scarves, and hats with layers underneath. Several people have frozen to death in MT near their door because they could not make it to safety. Don't dash to the car thinking you don't need to dress for the weather. Find weather safety measures online.

Pay Dues to Minnick & Report Problems

Some owners are still paying their dues to Real/Schmidt PM. Minnick has been our PM since last fall.

There is a portal you can use to pay the dues. Call Minnick PM for details.

If you see maintenance problems notify the Property Manager and e mail the Board.

New buildings have a one year warranty with the builder. Report issues right away.

Phone Property Manager

(406) 556-7187

Emergency Number After Hours

(406) 581-9234

Dumpsters REMEMBER—

Please ***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 the third 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 BronzeLeaf Condo Association Board

Patrick Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer