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NEWSLETTER
October 2019

Welcome New owners and renters!! Over the past 2 years new residents comprise almost half of the BronzeLeaf community. Welcome to everyone. Feel free to email the Board and/or the property manager as needed. There are white metal boxes on 2 buildings where notes to the Board can be dropped. Please sign your name and unit to any communication so the Board can follow-up.

BronzeLeaf bylaws Be sure to read your bylaws. www.bronzeleafhoa.com Avoid confrontations and learn what is expected to be respectful of your neighbors. The Board can impose fines if needed. Condo bylaws fall under Montana law. BronzeLeaf bylaws were passed by the owners in August 2018.

NO Bumpers overhanging sidewalks When parking your vehicle in front of the buildings, always keep the bumper behind the sidewalk for snow removal.

Parking If you have 2 cars for your unit one must be parked in your garage or carport to free up space by the buildings. The fewer cars in front of buildings the better for snow removal and to control ice build-up.

Move cars The Board plans to clean the lot and shampoo the carpets as soon as the construction is completed. ***PLEASE watch for signs*** and move your car off the lot for this short cleaning process.

Noise Buildings should be quiet 24/7 to protect quality of life. ***Quiet hours*** are Sun-Thurs 10 pm to 6 am Friday and Saturday Midnight to 6 am—no vacuuming, washer/dryer, dishwasher, disposal use at these times.

Floors ***No wood or laminate floors*** should be installed in any unit. Carpets muffle movement to other units.

Streets Construction Your BronzeLeaf Board has no control over the work being done on the streets or the detours the city has put in place.

Grills Only 1-lb canisters on grills and no hibachis, no charcoal grills, or other fires are allowed on decks. Fires caused by grills have occurred in Bozeman buildings and is, therefore, against city code and could be a liability issue for the owner who caused a fire.

Deck floors are not painted OR stained!!

Insurance Renters should carry rental insurance. Owners carry sticks in insurance.

Water Heaters Water heaters are at the end of their life (over 10 years). Several have failed. Water heater failure can cause serious damage and liability issues to individual units and the building. It is the responsibility of the owner to replace water heaters. Please contact the Board or the PM when you plan to replace your water heater. The Board is working to get a group price from a plumber.

Dogs Board policy requires that dogs relieve themselves at least 20 feet from the building. Owners on the first floor do not appreciate smelling dog doo or urine through their windows or on their patios. At all times use the doggi bags to pick up after your pet. There is a yearly fee to have a dog at BronzeLeaf. Only 1 dog per unit. Dogs on 2nd and 3rd floors have to be under 40 pounds. Barking dogs are a nuisance. See city rules.

Property Manager New name and contact information Lindsay Minnick has separated the HOAs from the rentals. Her new business name is Saddle Peak Properties. Contact information is on this newsletter.

Door codes Door codes will be changed on all buildings except 4643 on November 1. The codes are changed once a year.

Gym The gym is for residents' use only. Do not share the code. No pets allowed in the gym.

Newsletter The Board posts newsletters on the bulletin board in each building and e mails the newsletter to owners. Please take time to read this information.

Dumpsters Please ***BREAK DOWN YOUR BOXES!!*** so the recycle bin does not overflow. Illegal use of dumpsters by nonresidents may be fined $500.

The BronzeLeaf Condo Association Board
Patrick Weaver, President
Ed Fillbach, Vice President
Sue Beland, Secretary/Treasurer