



NEWSLETTER
January 2020

No Smoking in buildings including medical prescriptions
No illegal substances at BronzeLeaf

2019 Accomplishments

- Negotiations with the Bryans to complete BronzeLeaf is nearly complete with a few items remaining on the punch list
- Building 4615 was completed Fall 2018
- Building 4643 was completed Fall 2019
- All of the condos which were for sale have been sold with all of the fees documented and the questionnaires completed
- Enclosures for the dumpsters and recycling bins are being finished
- Lot cleaned
- Carpets shampooed
- Drilled a well to irrigate BronzeLeaf grounds with the goal of saving on the water bill and being able to irrigate when there is water rationing
- Saving money on the insurance policy with a new company
- Encouraging owners to use water saving shower heads and faucet aerators

2020

The Board will be working on:

- Landscaping of these areas affected will be completed in the spring along with the remaining painting as part of the Bryan's responsibility along with other punch list topics
- Painting of the interior of one building
- Replacing the bark on the east side and in the lot
- Planning long term

BronzeLeaf Complex Complete

Welcome to all of the new owners!!

- 9 new owners in 2017
- 18 new owners in 2018
- 15 new owners in 2019
- 3 new owners in 2020

Census Takers

Census takers will be mailing questionnaires and interviewing some residents starting next week. You are urged to participate. Montana stands to add a seat and give us more representation in Congress which means more clout for Montanans. A complete and accurate count of all residents is essential.

New Insurance Policy

The Board met with a new insurance provider, Middle Oak, recommended by our insurance agent who bid a lower premium for our insurance policy. This was possible with the completion of the complex putting BronzeLeaf in a new insurance category. The Board agreed to the new insurance upon the agent's recommendation of his past experience with this company.

A meeting with an agent of the company to tour the property and answer questions was completed.

Painting in 4635

The board is proceeding with a plan to paint the halls and trim of the interiors of one building per year.

Owners in 4635 who would like their doors painted should notify the PM lindsay@saddlepeak.com and the Board.

Owners are responsible for their doors and will be charged for the painting of the door.

Owners will need to allow the painter access to their door as it has to be open when it is painted. Access to the unit is not required just to the door.

Smoking at BronzeLeaf

Smoking is not allowed within 25 feet of all buildings. That includes no smoking in individual condos or on decks. See the bylaws on bronzeleafcondos.com

This includes smoking of illegal substances and medically prescribed substances. Smoking of illegal substances will result in a police visit.

We are having complaints from some buildings of smoke drifting into condos which is affecting health and quality of life. Please be considerate and find an alternative or smoke away from the buildings.

Water Heater Replacement

Replacement of water heaters has begun. There is still time for you to participate in this fantastic price. Contact the PM or the Board to get your name on the list. Don't miss out on this great deal. Contact the PM if you have a questions about whether your water heater needs to be replaced. Water heaters have an expected life of 10 years.

Water use will be interrupted for about 2 hours but no entrance into individual units is required.

Water heaters are replaced at the owner's expense. The water heaters will be replaced one at a time as the plumber has openings in his schedule.

Over several months the Board contacted numerous plumbers in an effort to find one that would bid to replace the water heaters. It has been a frustrating effort to find a reputable plumber who is willing to do this work. Pat has worked with this plumber and is confident of their expertise. It was through Pat's contact that we finally received an acceptable bid.

Bid Price: \$825

Includes:

- (1) Bradford White, B-RE350S61NCWW, 50 gallon standard height electric water heater
- (1) Amtrol ST-5 Therm-X-Trol domestic thermal expansion tank
- (2) 3/4" dielectric unions
- (1) 26" water heater drip pan

Gym

The gym heating system board quit and needed cleaning. When the board arrives the heat will be on again.

Parking

Park in the center lot if you are not using your vehicle every day and your assigned spot is full.

Vehicles will be noticed and towed if parked for more than 48 hours when not parked in assigned parking spaces. No vehicles other than cars and pickups allowed.

Remember to keep you vehicle off the lot as much as possible when plowing is needed.

Please continue to prevent your bumper from hanging over the sidewalk so that the sidewalk can be cleared of snow.

Carports

There are 2 carports available on the east side for rent. Contact the PM if you are interested.

When using 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. Large items should be placed beside the dumpster.

Pay Dues to Saddlepeak Properties

Phone Property Manager

(406) 581-1042 - Hours Mon-Thurs 10 a.m. to 5 p.m.

Emergency Number After Hours

(406) 600-8215

Dues may be paid by mail:

Saddle Peak Properties

P O Box 4240

Bozeman, MT 59772

Or online at:

Saddlepeakproperties.com

info@saddlepeakproperties.com

Always feel free to e mail the Board with any questions or concerns.

Landlords/Property Managers

Please share all newsletter information with your tenants.

Board Meeting

The next Board meeting is tentatively scheduled for the 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 BronzeLeaf Condo Association Board

Patrick Weaver, President

Ed , Vice President

Sue Beland, Secretary/Treasurer