



NEWSLETTER February 2020

Property Manager Phone Number

A typo of the PM's phone number occurred in a previous newsletter. The correct number is 406- 581-**0142**.

Vandalism

Please keep an eye out for vandalism.

Notify the PM and the Board if you see anyone or see anything that is obvious vandalism inside or outside buildings. Check the walls and the carpets for deliberate acts of destruction.

It costs all of us to clean up and repair our property when someone is deliberately destructive.

Master Bath Shower Drain

About 2 years ago the Board warned that showers in the master bath have aging seals which should be replaced.

It is much cheaper to replace this seal for under \$100 than to pay for damage caused to units below yours when a leak drips for months or years causing mold and collapsed ceilings. The owner of the condo that has the leak in their unit is responsible for damage.

Snow

By the end of February 2019 Bozeman got 29" of snow. By the end of the second week of February 2020 Bozeman has 20" of snow. Keeping ahead of the snow and finding a place to put that snow is a challenge. Your Board is keeping an eye on the situation and working with our contracted snow removal company to get the best job we can.

Parking

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

Ice Melt

DO NOT PUT *white* ice melt on our sidewalks. One area has been pulverized by ice melt. *Purple* ice melt, which the Board purchased (Murdock), can be safely sprinkled on sidewalks.

The Board is working to move or add a downspout to direct the water from the roof to a gravel or grass area away from the sidewalk. Building 4615 was positioned closer to the sidewalk than buildings to the north which caused the poor placement of the downspout to run water across the sidewalk at 4615 rather than into a gravel area.

Painting in 4635

Building 4635 was repainted in a light gray with a thorough cleaning and painting of trim and stair railings.

Doors into Condos

Owners in 4635 who did not have their door painted are requested to clean your door with a nonabrasive cleaner.

All other owners are responsible for keeping the exterior of your door clean. Fingerprints and dirt on the trim distract from the appearance of your unit.

Contact the PM if you decide you want a door painted in 4635.

Cleaning Buildings

The Board and the PM met with our cleaning service to request more frequent cleaning and a more thorough job in the halls.

Bikes Abandoned

Numerous bikes appear to have been abandoned on the bike rack and around the grounds.

If you have a bike at BronzeLeaf you need to claim it.

Bikes still remaining on the bike rack and unclaimed April 15 will be donated.

Water Heater Replacement

You can still get on the list for the water heater replacement as long as we can get it in before the plumbers are really busy.

Notify the PM if you want to participate in this great price.

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) ¾" dielectric unions
- (1) 26" water heater drip pan

If you live in the newer buildings on the east side (4645 and 4635, you may not need a complete water heater replacement. A new pressure tank, draining the tank, and replacing the coils may be all that is required as these water heaters are newer.

Draining your new or upgraded water heater every year to remove the sediment from our Bozeman hard water will prolong the life of the tank.

Smoking Reminder

Reminder—No smoking of legal or illegal substances is allowed in BronzeLeaf buildings.

Keep in mind other people's right to enjoy their property in a healthy manner. No smoking in buildings.

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.

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

Phone Property Manager

(406) 581-0142 - 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

lindsay@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 Fillbach, Vice President

Sue Beland, Secretary/Treasurer