



NEWSLETTER June 2020

West Retaining Wall

The west retaining wall is crumbling. The Board is in the process of obtaining bids to have it replaced with a drainage system to prevent damage. The cost will be substantial. The Board will make every effort to get several bids and keep the cost down keeping in mind that the result will last far into the future. The goal is to get the work done before the costs go up and before all the workers are too busy to get to us.

There will have to be a dues increase or a special assessment to cover this cost. What that cost will be is unknown at this time. The Board, however, wanted owners to have advance warning.

Door Codes

Door codes were placed on building doors to provide an added level of safety and limit admittance. Do not give out door codes to non residents. Report suspicious activity.

Maintaining your Condo

Deck DO NOT paint or stain the floor of your deck. Decks were not designed to have the floor painted or stained. Decks below you will have stain and paint on their belongings if you paint or stain. Don't!!

Deck Railings The buildings were painted 2 years ago. Deck railing paint will peel if water or snow sits on them. You can take a strip of paint to Sherwin Williams and paint the railing yourself after scrapping.

Fireplace Remember to have your fireplace checked and the flue cleaned by a professional for safety. Yearly check-ups are recommended.

Air Conditioner There is a screen inside the lower door of the air conditioner. It should be cleaned regularly. Just wash and dry thoroughly. Air conditioners should also be professionally cleaned and checked from time to time.

Plumbing The city is having problems with people flushing products which say on the package are flushable but which clog the pipes and the sewer system. Only flush toilet paper and human waste. Paper towels, tissues, gloves, and wipes are not flushable. All clog the plumbing. These products may cause you a bill to unclog

your plumbing. Look online for what it is safe to put down your **garbage disposal** and not cause you to have a plumbing and possible disposal replacement bill.

Toilet Several owners have replaced toilets which save on our water bill.

Water Heater If you were told your water heater is apt to leak, you should plan to have it replaced as soon as possible. Leaking water heaters can cause extensive damage.

Census Takers

If you fill out the census online or the one that you receive in the mail in a timely manner, a census taker probably won't pay you a visit. They do randomly visit some residents to check the accuracy of their work.

The most secure and accurate measurement of the census will be done by mail as we know hacking is some people's pass time. Be sure to check for accuracy of the web site. There are only a few questions.

NO Grills, hibachis, pellet grills on decks

Due to fire danger no grills with pellets or 20 lb. tanks or charcoal grills, or hibachis are permitted on decks.

Dead Bushes

Mice killed bushes all over the BronzeLeaf property during the winter. These bushes are being replaced and the bark is being replaced with either bark or rocks on the east side of the property. The west side bark was done 2 years ago.

Mice Damage

Mouse traps will be placed around the property. They are pet safe. They look like black boxes.

Weeds

Weeds are being eradicated on the property.

Dogs

A fee of \$60 a year is required of all dog owners. Be sure if you have a dog you pay this fee to the property manager. The money is used to pick up dog doo on the grounds. Remember to pick up after your dog every time

and use the doggi stations for disposal. Make sure you take your dog away from the building to do its business so that the first floor condos do not endure the odor.

Only 1 dog is allowed per condo. Dogs on 2nd and 3rd floors must be under 40 pounds.

Danger of Pandemic is not past

COVID-19 is still in the community. Little testing has been done in Montana. Therefore, there is no way of knowing how many cases exist.

Continue to use safety measures—wash hands often, wear a mask, maintain 6 to 9 feet of social distancing, and clean surfaces you touch. This disease is affecting people of all ages from babies to the elderly and killing far too many. Protect your family and your neighbors from long term health problems cause by this disease.

In the **gym** remember only 1 person in the building at a time. Limit your time to 30 minutes if someone is waiting. Clean all surfaces you touch. A good rule of thumb is to clean before and after and use.

Illegal Dumping

Illegal dumping continues to be a problem. Please report anyone dumping that does not live at BronzeLeaf. Best case take a picture and include the license plate along with time and date. The illegal dumping costs us all in increased pickup of garbage.

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 July 15 will be donated.

Rain Gutters

Rain gutters were redone on several buildings. Water should no longer stream over sidewalks.

Smoking Reminder

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

Keep in mind other people's right to enjoy their property in a healthy manner. ***No smoking in buildings, on decks, or within 25 feet of a building.***

Parking

Parking by the buildings is limited.

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 except 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 Saddle Peak Properties

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 newsletters with your tenants.

Board

The Board has been conducting business by text and e-mail during this pandemic.

The BronzeLeaf Condo Association Board

Patrick Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer