



NEWSLETTER August 2020

Property Management Company

The Board was delighted to learn that Brandon Schmidt had opened his local property management company, Infinite Property Management. Brandon was previously our PM before he sold to an out-of-state company.

Brandon is conscientious and will do a great job of handling our funds and supervising contractors to take care of the upkeep at BronzeLeaf.

Brandon, Tyler, and Tanya's first job has been to catch up on the financial records and bring everyone's account to bring it up to date and pay all of our bills as well as to set up the electronic payment option.

We are working on soliciting bids to cut the shrubs and trees, replace bark, fix sprinklers, and perform other maintenance.

Infinite's office is located in the Keller Williams building on Stoneridge Drive.

Special Assessment begins in September

The damaged wall on the east side has been replaced. The special assessment of \$250 per unit to pay for half of the wall at \$15 per month will begin in September. The other half of the wall payment was paid from savings.

BronzeLeaf Information

Be sure to check the BronzeLeafcondos.com web page for insurance information AND past newsletters.

If you don't receive the newsletter by email, let the property manager know what your e mail address is. So they can add it to their data base.

Board

Pat was re-elected to a second term on the Board. Thank you to everyone who participated in the voting process.

The Board has continued to conduct business by text and e-mail during this pandemic.

Keep Buildings safe for everyone

Please keep our buildings safe and wear masks in the halls at all times. The latest reports indicate that people under 30 are spreading the virus faster than other groups.

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 caused by this disease. Remember your rights end where the next person's begin.

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.

Census--Be counted to save local taxes

If you have not filled out the census please do so. Every Montanan who is counted brings \$20,000 into the state and saves Montana taxpayers as well as providing money for roads and other infrastructure.

Only a little over 50% of Montanans have been counted. That is a seriously big loss in funds to run the state for the next 10 years.

Students are counted where they live. If students live in Bozeman for school, they should fill out the census for Montana and claim Montana as their residence.

https://2020census.gov/?cid=23746:census:sem.ga:p:d m:en:&utm_source=sem.ga&utm_medium=p&utm_campaign=dm:en&utm_content=23746&utm_term=census

Illegal Dumping

One owner reported a car driving in and dumping their garbage and driving off. He got the license.

Please remain vigilant send the license number, vehicle description, time, and date, (a photo if possible) to the Board and/or PM. Can't get a photo report what you see. The police can impose fines of \$500 for repeated offenses.

Abandoned Bikes

Chains were cut on all bikes that remained on the bike rack. The PM is housing the bikes off site for 30 days after the 30 days they will dispose of the bikes. If someone's bike got removed and they want it back they can contact the PM's office and they will make arrangements to get it back to the owner. To claim a bike the owner will have to identify the type and color of the bike.

Parking—2 cars per unit only

Parking by the buildings is limited.

Park 1 car in your garage or carport. The other car can be parked in front of the building or in the center lot. If you have more than 2 cars, the third car has to be parked on the street.

Park in the center lot not by the buildings if you are not using your vehicle every day.

Vehicles will be noticed and towed if parked for more than 48 hours except in garages or numbered carports.

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.**

GRILLS and Charcoal Grills

Grills with more than 1 pound tanks are not allowed by the city on decks because of fire danger.

Speed LIMIT--5 miles per hour

Slow down on BronzeLeaf property. Drive no faster than 5 miles per hour. Some drivers have been speeding on BronzeLeaf property and nearly hit more than one pedestrian in the lot.

All residents should feel safe in their homes and on the property. Keep your speed down!!!

If you see someone speeding on BronzeLeaf property, report it to the PM or the Board and take a picture of the vehicle and license plate if possible. Include the time and date and if no picture a license plate number and description of the car would be helpful.

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 such as furniture or appliances **in** the dumpsters. Large items should be placed beside the dumpster.

The City of Bozeman picks up our garbage and recycling.

Pay Dues--Infinite Property Management

Phone Property Manager

(406) 518-1146 – Keller Williams Building

Dues may be paid by mail:

Infinite Property Management

1174 Stoneridge Drive

Bozeman, MT 59718

Or online

email the Board with any questions or concerns.

Landlords/Property Managers

Please share newsletters with your tenants.

The BronzeLeaf Condo Association Board

Patrick Weaver, President

Ed Fillbach, Vice President

Sue Beland, Secretary/Treasurer



CITY OF BOZEMAN

RECYCLING

What do I need to do to prepare my recyclables for pickup?

- Rinse containers with water and leave no food residue in the recyclable containers
- Ensure recyclables are clean, dry and empty
- Flatten boxes to conserve space
- Please do not put garbage, food waste, or unclean items into the recycling bin
 - Contaminates can lead to an entire load of otherwise clean recyclables ending up as garbage
- Leave labels on
- Crush plastic bottles and put caps back on to conserve space

There are a lot of materials that can be recycled using the single-stream curbside recycling service. See below for tips on recycling and a list of acceptable and unacceptable items.

Tips

- Do not bag your recycling
- Materials should be empty, clean and dry.
- Labels do not need to be removed.
- **Plastics #3-#7 and unlabeled plastics are no longer recyclable.**
- **Plastics #1 and #2 that are not bottle shaped are no longer recyclable (clam shells, cups, etc.)**

Acceptable Items

- Plastics
 - #1 and #2 bottles and jugs
- Cans
 - Aluminum, tin, and steel
- Cardboard
 - Flattened corrugated cardboard and cereal and other paperboard boxes
- Paper
 - Newspaper, Magazines, Catalogs
 - Writing and office paper
- Phone books
- Paper bags

Unacceptable Items

- Plastics #3 - #7
- Non-bottle shaped #1 and #2 plastics
- Glass or glassware
- Food contaminated pizza boxes, paper plates, napkins
- Aerosol cans
- Pill bottles
- Ceramics
- Foil
- Metal hangers
- Batteries
- Light bulbs
- Juice boxes and pouches
- Chip bags
- Styrofoam containers and packing peanuts
- Paper style milk cartons
- Plastic bags
- Frozen food bags
- Toxic product containers, examples include, (but are not limited to):
 - Oil bottles
 - Antifreeze containers/jugs
 - Herbicide containers
 - Pesticide containers

Items which cannot be recycled should be placed in the dumpsters.

Glass is recycled by a private company. If you want to recycle glass, you can call the company that recycles glass for the Bozeman area to recycle your glass.
<http://www.werecyclemt.com/>

We have twice a week pickup but still the dumpsters are full-----

HELP—Break down all cardboard and crush items so they do not take so much space.

<https://www.bozeman.net/government/garbage-recycling/recycling/acceptable-materials>