



## NEWSLETTER October 2020

### **Late Dues Payments--\$50 Fee**

Infinite PM will begin charging late fees again in November. Anyone who feels there is a discrepancy on their account has had ample time to get this corrected and they need to contact the PM right away to get any corrections made. Late fees are assessed on the 16<sup>th</sup> of the month.

### **Property damaged by water leaks**

Several water leaks have been keeping the Board busy getting damage assessed, dealing with the PM and insurance companies as well as contractors and owners.

It is the responsibility of all owners to keep their units in repair. Any damage caused by water leaks to other units must be borne by the condo in which the leak occurred. Leaks have the potential to introduce rot and mold that might not be obvious but carry enormous health impacts and mitigation costs.

Damage to the interior of condos themselves falls to the owner of the unit in which the leak occurs. An exception may occur if the leak is in the studs but that is only by the finding of an independent expert.

The majority of our buildings were built in 2007 and 2008. Please keep everything working well in your unit. Save money in the long run by avoiding costly repairs for which you would be liable. Buildings 4615 and 4643 are newer buildings completed in 2018 and 2019 and are far less likely to require maintenance at this point.

### **Shower Drain—Replace Seal**

Warnings were included in our newsletters for many months a couple of years ago to have the shower drain *seal* replaced. Recently, a leak began in an upstairs unit that did not replace the drain and there was substantial damage to the unit beneath when the old seal failed and caused a slow leak. This type of leak can take time for it to be discovered and when it is, the problem is a big one.

Call Infinite and ask who you could call to replace the seal on your shower drain if it has not been replaced in the last 2 or 3 years. Really any plumber can handle this easily. The cost to replace the drain is not high. The cost to fix the unit underneath would be.

### **Water Heater—Service or Replace NOW**

Water heater life is about 10 years. If the water heater for your unit has never been replaced you need to get a plumber to inspect it and likely serviced or replaced. Damage from water heater leaks is the unit owner's responsibility.

Please DO NOT ignore this necessary service or replacement. Go into your water heater closet and look for leaks. Check for rust and obvious signs that the water heater may be reaching the end of its useful life. Ask the PM for advice.

We have had an owner with a leak from their water heater and it had obviously been an issue for a while. We needed to have Buffalo Restoration assess the damage, remove the drywall, check for mold and repair the area. AND the water heater still needs to be serviced and/or replaced. Please get out in front of a small problem before it's a big problem.

### **Property Insurance**

The HOA carries liability and property insurance on **sticks out** in the complex. It is the owner of each condos responsibility to carry liability and property insurance **sticks in** on their unit. The insurance would cover loss including appliances and personal property. Check with your agent. It does not cover wear and tear over time.

Renters should also have renters insurance to cover their personal belongings.

### **Dryer Vent—Have it Cleaned**

Dryer vents that are clogged are one of the most dangerous areas which cause a home fire. One owner reported that she had her dryer vent cleaned by Buffalo Restoration. They found the vent to be clogged. She is grateful that no fire occurred and felt her investment in her property was well worth it. Please follow her example and get these vents cleaned regularly.

### **Smoking Reminder**

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.*

## Fall Maintenance on Condos

**Fireplaces**, for safety reasons, should be serviced and the flu cleaned.

**Air Conditioners** have a filter inside the bottom door which should be removed and washed. An air conditioner service person should clean and service the A/C.

### **Washer/Dryer, Dishwasher, Garbage Disposal**

—Look online for instructions for monthly cleaning to keep the appliances from molding and from building up clogs. A lemon or vinegar clean every 1 to 3 months is an inexpensive method of protecting your investment.

**Drains** You can put baking soda followed by vinegar down drains to clean and deodorize them.

**Patio Railing** Each owner can maintain the rail on their patio to prevent wear by scrapping and painting the rail. Contact the Board for paint color. The deck floors are not to be painted or stained.

## Illegal Dumping

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.

## Keep Buildings safe for everyone

With Montana near the top in the number of new COVID cases in the nation, please cooperate and wear masks in hallways. Even if you have had COVID, there is no known length of time for immunity.

Continue to use safety measures— **wear a mask**, wash hands often, maintain 6 to 12 feet of social distancing, and clean surfaces you touch.

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.

## Parking—2 cars per unit only

**Parking by the buildings is limited.**

Park 1 car in your garage or carport.

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

## Parking Lot—NO trailers or recreation

No trailers of any kind or recreational vehicles or large trucks such as semis or work trucks are to be parked in the BronzeLeaf lot. They will be towed.

## GRILLS and Charcoal Grills

Grills with more than 1-pound tanks are not allowed by the city on decks because of fire danger. 4615 and 4643 were built under the current fire code (with sprinklers) and may have a larger propane grill.

## 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.

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

## 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*