



## NEWSLETTER December 2020

### **Happy Holidays**

May all our BronzeLeaf family have a great holiday. Please do not let down your vigilance, continue to wear your masks in the halls and keep our residents safe.

Remember only 1 person at a time in the gym and wipe all surfaces before and after use. Limit your time in the gym to 30 minutes if others are waiting.

Hopefully, this situation will change by next fall as the vaccine provides some type of immunity.

### **Bumpers hanging over sidewalks**

In order for the workers to clean snow off the sidewalks, it is imperative that all residents cooperate by making sure that car and truck bumpers do NOT hang over the sidewalks.

### **Traveling**

Please leave any vehicles in your carport or garage or park them in the middle lot if they are not being used every day.

Do not leave vehicles parked in front of buildings for longer than overnight.

If you plan to travel and your vehicle will be on the lot for more than 48 hours, be sure to notify the Board so that it will not be towed. The Board will need a description of the vehicle including make, model, license, color, and how long you will be gone.

### **Check website for previous newsletters**

Previous newsletters are available on our website. Check them out [bronzeleafcondos.com](http://bronzeleafcondos.com)

### **Smoking Complaints**

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.*

### **New Cleaner**

After receiving numerous complaints about the halls not being cleaned in the buildings, we have hired a new cleaner.

The job includes vacuuming the halls and cleaning the entries of all buildings. Sweeping the door steps outside. Emptying the doogi stations and replenishing the bags. Emptying the garbage cans at each door. Vacuuming the carpet and wiping the items in the gym. Replenishing the cloths and spray in the gym.

Please let us know if you see areas that are not being kept clean.

### **GRILLS—NO Pellet or Charcoal Grills**

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

Pellet, charcoal, hibachis, are not to be used on decks. If you have such a grill please remove it right away.

### **Late Fees on Late Balances**

Late fees are back since the PM has been working with owners to clear up issues on accounts transferred from the previous PM.

Late fees will be billed on ANY outstanding balance. The PM has had a few owners call and say their accounts are wrong but those owners have failed to provide proof that their accounts are wrong. The PM wants owners to be aware that those outstanding balances are subject to late fees.

You can call and work with the PM. Tell them what you are doing to find your documentation showing that payments were made such as contacting your bank for copies of checks or receipts. The late fees are \$50 on the 16th of the month.

## What are dues used to pay?

Dues are used to pay all water usage in the buildings. BronzeLeaf has a well that provides irrigation water for the lawn.

Other expenses include:

- Garbage
- Cleaning of buildings
- Insurance on sticks out including liability insurance
- Grass cutting
- Care of trees and shrubs
- Snow removal
- Legal fees
- Tax preparation
- Corporation fee due the state
- Repairs
- Miscellaneous expenses

The Property Manager fees. The Board has worked hard to find a PM that does not have hidden fees and charges a reasonable fee as well as overseeing the property, collecting dues, oversees work of contractors, handling paperwork for all companies who work at BronzeLeaf in order to comply with the law, working with new owners, working with insurance companies to repair damage and collecting the money from the insurance company, paying dues, overseeing the yearly owners' meeting, regular contact with the Board, providing emergency contact for owners, deal with emergencies,

## Parking Lot

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.

Passenger vehicles left in the lot without moving more than 48 hours will be noticed to move the vehicle. Such vehicles are subject to towing.

Because of limited parking, two vehicles are permitted per condo. Please use your carport or garage for one of your vehicles.

Residents with extra vehicles may want to rent a storage space off site.

## Illegal Dumping

Continue to remain vigilant send the license number, vehicle description, time, and date, (a photo if possible)

to the Board and/or PM if you see anyone driving in and using our dumpsters illegally.

## Mail and packages

If a package or other mail is delivered to the wrong address, legally the item should be returned to the company that made the delivery. The reasoning is based on the questions that could arise about possible damage to the item and who is liable.

Return any packages or mail to the carrier when they are not addressed to you.

## 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 –Contact the PM for the portal***

***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***