



## NEWSLETTER April 2021

### **Yearly Owners' Meeting**

The yearly owners' meeting will be held May 11 as a zoom meeting at 7 p.m. The PM will send directions for joining the meeting. The Secretary-Treasurer position is open for a 3-year term. Sue has agreed to run again.

Check PM emails and plan to attend.

### **COVID**

COVID cases are on the rise again. We need to continue to be cautious and wear masks to protect ourselves and others. No one wants to be a COVID long hauler with permanent health issues or to be a death statistic.

There are plenty of people who have died and have permanent health issues after this nasty pandemic. You may not know anyone other than wealthy politicians who have been affected by COVID, but just ask around and you will no doubt find people who know several people who have died or have long-term health issues.

Let's stay the course until enough people are vaccinated and there is proof that it is working to control and eliminate cases.

Just because restrictions are lifted does not mean anyone is safe.

### **NO Dogs Left on Decks**

Do NOT leave your pets on the decks unattended. As you well know, pets need to relieve themselves. Being left too long results in dogs urinating and/or defecating on decks. The result is a massive mess on the deck below.

Any owner whose pet makes such a mess will be subject to clean up costs. This has already happened once in the past few months and resulted in considerable distress to the affected owners. Please let's all think before allowing such things to happen.

Pets should be on a leash at all times when outside owners unit.

Dogs must be walked at least 25 feet from the buildings before they relieve themselves. Dog walkers always pick up after your dog by using the doggi bags and disposing of those bags at the doggi station or in the dumpster.

### **Dogs—ONLY 1 DOG PER UNIT**

**Only 1 dog may be kept in any unit at BronzeLeaf.**

**On floor 2 and 3 only dogs weighing *under 40 pounds* may reside with their owners.**

Violators as to number of dogs or size will be notified and subject to fines. The dog fee is used to pay for bags and cleaning the lot. Clean up after your dog every time.

### **Cleaning the Lot**

The lot will be cleaned Wednesday, April 14, of sand and debris. No longer tracking in sand helps keep the buildings and the condos clean.

**ALL vehicles need to be removed from the lot and the carports so that the entire area can be cleaned. Please pay attention to the signs and move those vehicles early Wed. to the street.**

Please notify renters to comply.

### **Wind Damage**

The PM is working to get someone to clean up the property after the wind blew the weeds and leaves onto the property. To reset the doggi station the weather needs to be warm enough to pour cement.

In any case please be patient as the PM is working to resolve the issue.

### **Bids for Work on property**

The PM is trying to get bids to complete the bark replacement on the east side of the property and bids to seal the lot, stripe the lot, paint the inside of one building, and shampoo the carpets as well as a cost comparison for a cleaning company.

Unfortunately, there is so much work and not enough companies to go around that it is not possible to get the usual 3 bids for projects. In fact, it is very difficult to even get bids for some work.



## 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 and recycling
- Electricity
- Cleaning of buildings
- Emptying trash at 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
- Approval for FHA loans
- Doggi bags ordering and emptying stations
- Miscellaneous expenses
- Property Manager fees

The Board has worked hard to find a PM that does not have hidden fees and charges a reasonable fee and is responsible with our money. Some of the services the Property Manager does includes working with the Board to manage the property, collect dues, oversee work of contractors, handle paperwork for all companies who work at BronzeLeaf in order to comply with the law, works with owners, works with insurance companies to repair damage and collects the money from the insurance company for any damages, oversees the yearly owners' meeting, creates a budget in conjunction with the Board, provides emergency contact for owners, and deals with emergencies. Infinite Property Management has proven to be reliable and knowledgeable.

## 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 doggi 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. Retain all receipts.

Late fees will be billed for late payments. 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 if money is not paid.

## When using Dumpsters **REMEMBER**—

Please **BREAK DOWN YOUR BOXES!!** so the dumpster does not overflow before the next pickup.

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

## Pay Dues--Infinite Property Management

### Phone Property Manager

(406) 518-1146

### *Dues may be paid by mail:*

Infinite Property Management

11 West Main Street, Ste 103

Belgrade, MT 59714

*Or online –Contact the PM for the payment 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*