



NEWSLETTER August 2021

Secretary/Treasurer

The PM announced that Sue Beland was elected to a 3-year term, 2021-2024, as Secretary/Treasurer. Thank you to all of those who participated in the voting. And thanks to our new owner, Scott Evje, for running for the Board.

What has your Board been doing?

In conjunction with Infinite Property Management, the Board has been very involved with several maintenance projects and a handful of owner issues. Some of this has required consultation with our attorney.

Smoke Seeping into Condos and Halls

There have recently been issues connected to smoking from within the buildings affecting other units. BronzeLeaf is a smoke-free environment (except for a medical exemption with permission sought and granted in advance). The following smoking policy is copied from the HOA's covenants passed by a vote of 2/3 of the owners in 2018. Montana state law requires a 2/3 vote to pass changes to existing covenants:

SECOND RESTATED AND REVISED DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRONZELEAF CONDOMINIUMS (10-9-2018):

4.4.11. Smoking. Due to the irritation and known health risks of exposure to second-hand smoke, increased risk of fire, and increased maintenance and cleaning costs, all forms of smoking are prohibited on the Property, including: inside all Units and Parking Structures; on deeded or exclusive use patios and balconies; and on any part of the Property that is a Common Element, provided that smoking is permitted in the following areas only: areas located outside the Buildings, but not within twenty-five feet (25') of any doorway or window.

4.4.11.1. "Smoking" includes the inhaling, exhaling, vaporizing, burning or carrying of lighted or heated tobacco or any other similar, legal substance. Illegal substances are prohibited in any form.

4.4.11.2. The Board may make reasonable accommodation, as determined on a case-by-case

basis, for any Occupant who has provided the Board with written notice from a licensed physician that he or she smokes as part of a medical treatment plan. The Board may make other reasonable accommodations, as determined on a case-by-case basis. The accommodation shall be done only in writing. Occupants who desire an accommodation by the Board must apply to the Board in writing for the accommodation within a reasonable time prior to the date the requested accommodation is to commence.

4.4.11.3. The Board may make rules and regulations concerning smoking on the Property, including establishing penalties or fines to enforce this provision.

4.4.11.4. This covenant takes effect immediately and applies to all Units and all persons, including but not limited to Owners, lessees, occupants, invitees, guests, and visitors.

What does the Property Manager do?

The property manager collects dues, pays bills, keeps track of owners, obtains bids for jobs, supervises contractors, and oversees a variety of issues along with the Board.

Owning a condo is different from living in an apartment or other types of accommodations in Montana. The owner owns "sticks in" (meaning everything within the wall studs) and is responsible for all repairs within the unit including doors and windows. The owner must replace batteries and any appliances at the owner's expense.

Emergency After Hours The Property Manager pays a company to answer emergency calls outside of business hours. Any calls made to the PM after hours are charged to the HOA.

Only call the PM after hours if there is a fire or a life is in danger. **If there is a fire in your unit or in the complex or if someone needs immediate medical help, you should call 911 then call the PM.**

You may also call the PM outside of hours if you have a flood (pipes somewhere have broken).

There are only 3 reasons to call the PM after hours—fire or flood requiring emergency help or if the exterior doors are not working.

DO NOT call the PM at any time for battery replacement of the smoke detector in your unit, repair of any appliances or any other item within your unit. You are a homeowner, and it is your responsibility to call a repair company and to pay that company for their work.

You may contact the Board with questions. The Board and PM will take care of problems outside the unit in the hall and the grounds.

Owners must contact the Board for approval if they want to make structural changes to their units or are hoping to replace carpet with hardwood, tile or laminate flooring..

HOA fees

Your Board has been very conservative in keeping the HOA fees as low as possible. Some units in the neighborhood of BronzeLeaf have HOA fees of \$300 and up per month. These units are not necessarily new construction. Dues pay for water, power, grass and snow, painting, sticks out insurance, general maintenance, PM, and numerous other bills. Some examples of money saving follow:

When the complex was completed in 2019, the insurance premiums were reduced considerably because of the types of policies the companies offer to HOAs that are finished or still under construction.

The Board changed to a property manager with reasonable fees and no hidden charges.

The Board opted for a special assessment which ends rather than going with a dues increase which is permanent for the emergency wall repair.

A well was drilled with some of the money from the builder (and upon the builder’s recommendation) to save money on city water for irrigation water and to have water available during a drought to keep the grounds healthy.

At least 3 bids are sought for each project when bidders can be found.

That is not to say that dues will not have to be increased for a variety of reasons including increased costs and

saving for hundreds of thousands of dollars for roof replacement and painting of the halls and exterior.

Individual Condo Insurance

All condo owners must carry insurance to cover sticks in, which includes liability, appliances, doors, windows, and personal property.

LITTERING

Littering of any kind is prohibited on BronzeLeaf property. ***No one should ever throw anything from their deck.*** Dispose of your waste by placing it in bags and depositing it in the dumpster.

Only Grills with 1 lb tanks on decks

Due to fire danger only grills with 1 lb propane tanks are allowed on decks. No charcoal, pellet, or hibachi grills.

Seal Parking Lot

In order to protect the pavement on the parking lot, the Board has hired a company to seal the lot. **The company plans to begin on August 1 and hopefully they will finish in 3 days. ALL cars must be kept off the lot and out of carports for all 3 days. Cooperate to avoid a tow charge.**

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