

Cottonwood News & Views

CT Condos Quarterly Newsletter

Winter 2024



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Your CT Condos Board

At the January 22, 2024 meeting, Jon Schmidt nominated **Tricia Augeri** to the Board. The motion passed with all in favor. He then nominated her to be Secretary, and that motion passed with all in favor. The other nominations approved were: **Jon Schmidt** as President. **Peggy Kimmet** as Vice-president. **Joe Bateson** as Treasurer

CT Condos Committees

Genevieve Reiter - Landscaping Chair
Architectural - Jon Schmidt

Linda Breeden - Welcoming Committee
Long Range Planning - Unfilled at present

Neighbor-to-Neighbor

Calling all **Recyclers**: Did you know?

The Gallatin Solid Waste Management District provides 6 FREE drop-off sites for recycling in Bozeman: Walmart, Gallatin County Fairgrounds, MSU, Billion Auto, Safeway, and the Bozeman Convenience Site. Each recycling site accepts Cardboard, Mixed Paper, Aluminum & Steel Cans, as well as #1 & #2 plastics. There is a **nearby** recycling site just north of JC Billion. Go west on Babcock across Cottonwood. Turn left on Automotive Drive. Just past Enterprise Car Rental, turn right. You'll find Lions' Club bins for aluminum cans, as well as ample space for the above-mentioned items. Many of us "old-timers" find it quite handy!

Curbside Recycling is also offered by: **1.**The City of Bozeman (582-2332) **2.** J & K Recyclers 582-0243, <http://www.jkrecyclers.com/>) **3.**Gone Green Curbside Recycling 855-9870, gonegreenmontana.com/)**4.** RepublicServices of Bozeman, 586-0606 www.republicservices.com

****Contact:** Saddle Peaks Property PO Box 4240 Bozeman, MT 59772

<https://www.saddlepeakproperties.com/ct-condos.html>

***BE SURE SPP has all your current contact info (phone , mail, email)**

Resident Reminders: Condo Living 101

Last year the Board completely revised our Owner Handbook. It is a comprehensive guide to living here. On pages 51-2 you will find a chart of things to know. In this and upcoming newsletters, we'll review most of them, as applicable for the season.

Owners, you are responsible for tenant awareness and compliance.

1. Garbage: Weekly pickup on Fridays, except on certain holidays, by L & L Site Services. Check their website for a list of holidays affecting pickup day (which would then be Saturday). Keep totes stored in the garage until the evening before or the morning of pickup.
2. Parking: No on-street parking of any kind between midnight and 6:00 a.m. No campers, trailers, or RV's allowed to be stored on street or in driveway. Living in camper (or garage) is not allowed.
3. Pets are to remain on leash at all times; clean up promptly. No prolonged barking is allowed at any time.
4. Snow removal includes sidewalks and driveways at 1 inch or greater. Driveways having one or more vehicles will not be plowed. You may opt out of having your driveway plowed by placing orange cones at the end of the driveway. When snow is forecast, please remove your car(s) from the street so crews are not impeded.
5. Bird feeding is allowed **inside** the patio fence. Please keep your fence clean of bird droppings.
6. Tenant/Resident Conduct: Please be courteous to any contractor, Board member, PM staff, or volunteer who may be on your property conducting pertinent work on behalf of the CT Condos community.



Are There Trees in Our Future? Part 1

By Genevieve Reiter -
Chairperson of Landscaping

As we know, the 2024 budget does not include money for replacement of trees. Why?

The Board has been making a conscious effort to improve the fiscal health of our HOA in a number of ways, including

establishing a meaningful and necessary cushion for the inevitable costs of replacement of things that will naturally occur over time, such as painting exteriors, roof replacements, street repairs, and the like. We all remember what that sort of thing cost when we owned our own homes, and of course it's no different here. Replacement of trees lost to disease, damage or the wrong tree in the wrong place, has not fit into the current budget.

What's gone, is gone. What can we do?

Do not replace Quaking Aspens. Yes, they grow fast and the sound and color are lovely. However, they are prone to disease such as black spot, aphids, leaf miners, blight, caterpillars, scale, black canker, trunk rot, borer, etc., etc.

In addition, the aspen's aggressive root system is pushing up our fences, invading our lawns and gardens and will ultimately crack and push up our patios, and the repairs are at the owner's expense. Arborists agree that they will be extinct in the Valley in about 5 years. We can discuss bushes that are better behaved and afford privacy and flowers.

We can replace trees at our own cost. However, please carefully select and review trees that are hybridized for western weather, climate and zones. Avoid trees that have a history of weakness to our location and conditions. Some of these are the crab apples which are blighted, the hybrid Silver Maples which scald and die early, Ash which almost totally disappeared, Oak which looks scrawny.

A cost-effective method would be Cashman's 'bare root' sale in early Spring. Bare root trees will be for sale beginning late March. Watch for the sale prices in late April to mid-May. These bare root trees with a proper sized hole, a bag of peat or PEP, and good all-summer watering and feeding will perform really well. Again, this is not a big job, but neighbors or hirelings can help.

Part 2 in the spring newsletter: [How to care for the trees and shrubs that we have.](#)

NOTE: Dead tree removal will be continuing throughout the winter. The stumps will be ground up in the spring.

Coming to CT Condos: A Little Free Library

<https://littlefreelibrary.org/>

You have probably seen these around Bozeman. They are small bookshelves (they often look like little houses) that are mounted on a sturdy pole and installed in front yards. You might have even used one. Our plan is to have one installed — in an appropriate spot, yet to be determined— by early summer.

A Little Free Library is a free book-sharing box where anyone may take a book or share a book. They function on the honor system. You do not need to share a book in order to take one. If you take a book or two from a little library, try to bring some to share to that same library, or another in your area, when you can.

We have a volunteer who will build and donate the actual box to CT Condos, and another volunteer who will register it with the international, non-profit Little Free Library organization.

If you are interested in helping to organize and operate this project, contact Peggy Kimmet through this email: contactctboard@gmail.com.