

# Cottonwood News and Views of CT Condominium



The CT Condo 2023 Board of Directors are:

**Mickey Smotherman**

**Jon Schmidt**

**Laura Nichols**

**Joe Bateson**

**Linda Breeden**

Congratulations and THANKS for your willingness to serve on the Board! We appreciate Mickey, Jon, & Laura for agreeing to serve another year!

## **FYI from the Board**

One of our fellow owners has been anonymously posting notes on units whose garage lights are out. While the Board and Manager appreciate this effort to let folks know there is a problem that needs to be fixed, there were some inaccurate statements made in these notes about who is responsible to fix the problem. If you receive such a note, please understand that it does NOT come from either the Board or the Manager (Saddle Peak) if it is anonymous.

If you see a violation, or anything else that needs to be addressed by an owner, please bring it to the attention of the Manager or the Board, so that they can bring it to the attention of the owner. Also, if you are advised that your unit is not in compliance with any CT requirements, and you are not sure what to

# Late Fall 2022

2023 Board Members

FYI

Winter's Here!

Free ACH

Budget Update

Insurance Increase

Parking Violations

**Main contact:**  
**Saddle Peak Properties (SPP)**  
**PO Box 4240**  
**Bozeman 59772**  
**(406) 581-0142**  
[www.saddlepeakproperties.com](http://www.saddlepeakproperties.com)

do about it, feel free to contact either SPP or a Board member to confirm what is your responsibility and what is not.

## **Winter's Here!**

Here are a few timely reminders:

- ✓ Be sure your hoses are unhooked from outside faucets.
- ✓ If you will be gone for an extended length of time, it is recommended that you set your thermostat at a minimum of 55 degrees.
- ✓ Do you have someone to check on your unit?
- ✓ Let SPP know who to contact in case of an emergency in your unit.
- ✓ If a car is parked in your driveway, snow removal crew CANNOT plow it.
- ✓ Try to avoid on-street parking after a snowfall, as plows cannot effectively clear the streets.



## Free ACH

SPP now offers free ACH to CT owners. It's a free transfer from an owner's bank account to CT Condominium. Contact Lindsay or her staff for details.

## Budget Update

The approved 2023 budget was sent out in an email October 25. Following are the only changes to the proposed budget:

- ✓ Monthly dues will increase to \$242 on January 1.
- ✓ Bed weeding of all 155 units estimated at \$3,500 for 2023
- ✓ Trees, bushes, shrubs increased by \$13,000 to \$33,000 (Bozeman Arborcare).

## Insurance Increase

For reasons discussed at the Annual Meeting, the Board voted to increase coverage to \$250/sq.ft., effective October 14, 2022. This will result in an increase of \$19,091 to the premium for the current policy year, and an annual increase of \$30,303 effective 6/1/23.

An insurance special assessment has been mailed to all owners by Saddle Peak Properties for each Unit Owner's share of this year's increase.

As soon as we receive written confirmation of the change & the modified policy, it (and the property damage endorsement form) will be made available to owners.



## Parking Violations

No equipment, vehicle, or personal property associated with the Unit Owner or guests will be allowed on streets, sidewalks, or walkways of the Association between **12:00 a.m. to 6:00 a.m.** Such equipment, vehicle, or personal property will be considered in violation and subject to removal/towing at the owner's expense, as stated in Article IV of the CT Condominium Declaration.

The purpose of this provision is to ensure that emergency vehicles can safely access our streets overnight, especially in winter conditions. Recently the Board has learned of several violations & has established a procedure to be followed by the Manager (Saddle Peak Properties) & CT owners (see email sent to owners 10/22/22). A brief summary follows:

Report to SPP vehicles parked on streets between midnight and six a.m. by calling or emailing SPP with plate number, vehicle description, & location; *or* email this info with a time-stamped photo.

1<sup>st</sup> violation: notification with verbal warning & written warning placed on windshield.

2<sup>nd</sup> violation: written notice of violation again placed on windshield, and emailed to vehicle owner &/or unit owner's property manager.

If vehicle not moved immediately, or is illegally parked again after 2<sup>nd</sup> notice, SPP is authorized to call Best Rate Towing to request the vehicle be moved. Owner of vehicle responsible for all costs of towing.

SPP will also follow procedures in the 2016 Violation Policy to impose fines authorized therein.

*Ready or not...*

*Time to wax the skis & brace the knees*

*For the powder has arrived!*

*So, no matter which way you choose*

*On skis, boots or snowshoes,*

*Get out for a bit & feel the sun's warmth in*

*Mother Nature's frozen wonderland*

*On snow boots, on mittens, on wool scarf, on "long  
johns" --*

*Winter is grand!!*