

Cottonwood News & Views

CT Condominium quarterly newsletter

Spring 2021

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From the President

It's Springtime in the Rockies as the saying goes, which means it still can snow! What a Winter it has been: cold, snow, ice & wind, a good old-fashioned Montana Winter.



Welcome, new CT Condo owners. I hope you are enjoying our neighborhood.

It looks like we have a busy Spring & Summer, as Jim's letter states. Please be patient with all the workers that will be here for the season. If you have any complaints, please talk to Lindsay at Saddle Peak Properties, not the workers.

Have a great Spring. Be respectful to each other & find ways to be a good neighbor.

--Joe Hupka, CT Condo President

Treasurer's Notes

As reported in the last newsletter, we ended 2020 with a Capital Reserve balance of \$175,766. As we head into the construction season, we are planning several projects with a portion of these funds.

1. We will continue a years-long effort to replace siding on those structures which were built with the defective Certaineed product that is cracking & fading. We will do this on one structure in 2021 & plan one structure per year thereafter.
2. We will continue our exterior structure painting & will paint two structures in 2021.
3. This year we plan to seal coat the asphalt of Stillwater Creek Dr., the south portion of Slough Creek Dr. & the walking trail. This project will require closure of the streets & trail to vehicle & people traffic during the coating & drying process. More information about the schedule & what you'll need to do will be forthcoming as we get more information from the contractor.
4. We continue to look at a WIFI-enabled upgrade to our irrigation system. Depending on cost & contractor availability, this project may be completed this year.

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--Jim Seneker, CT Condo Treasurer

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Shrub Trimming

Do you want to trim your own shrubs? If so, please let Lindsay know so you can be put on the “do not trim” list. The trimming needs to be done by April 30. When trimming shrubs, the height needs to be below the window & within the landscape border, so as not to impede mowing & trimming of the lawn. For the rest of us, Bozeman Arborcare will trim the shrubs in the coming weeks.



Kindly remember to not address comments to the workers. Contact Lindsay.

Trees

Dead trees: There about 15 dead trees scheduled to be taken down this year. As you are aware from the Fall newsletter, there is no money in the 2021 budget for replacing them. Owners can purchase a replacement tree if they wish. Jim Lawson has told me there is a high demand for trees and to get your order in sooner rather than later. *Owners, please remember to fill out a request form with the variety you'd like & send to Lindsay for approval before proceeding.*

Selecting a replacement: Avoid planting duplicate trees in the same area. Don't choose trees that are gigantic & grow above 40 feet. Suggestions: Amur Chock Cherry, Alder, Boxelder Sensation, Japanese Lilac, Spring Snow Crab, Ohio Buckeye, Oak Leaf Mountain Ash. **NO ASPENS AT THIS TIME, PLEASE.** If choosing an evergreen, avoid long-needled pines; choose compact varieties, such as Colorado Spruce or Blue Spruce.

Aphids: We have aphids, which in this case are tiny black beetles, attacking many of our Aspen trees. The sap dropped by them is causing a sticky mess around the base of the trees. The sap attracts ants, bees, & wasps. The Board decided to purchase a concentrated liquid insecticide that needs to be applied to the base of each infested Aspen. This must be done in April/early May. The solution is OK to handle. We are asking for volunteers to help with application. Contact Lindsay if you can help. Much appreciated!

Trees (cont.)

Care of Trees: I noted several trees with bark that was stripped around the trunk. The bark is vital to the tree for movement of water & nutrients. To avoid this happening & to promote healthy trees, here are a few suggestions:

1. An enclosed ring around the base of the tree which is free of grass. Rocks or wood bark are common fillers, but be sure to leave adequate space for the trunk to “breathe”.
2. A plastic collar around base of young trees. These are inexpensive, available at any garden center, and protect from string lawn trimmers.
3. If using a rubber ring instead of rock or bark, be sure it allows water to permeate.

--Pam Gillet, Landscape Chair



P.S. Trees will also be trimmed; place a bright ribbon on any tree you don't want trimmed.

Use of the Irrigation Ditch

As most everyone knows and appreciates, our community has a beautiful stream of water running through it with a nice walking path beside it. However, this stream does not belong to any of the Unit Owners abutting it OR to the community as a whole. Rather, it belongs to the Maynard Border Water Users Association, which owns an easement for the property and ALL the water that flows through it.

Ditch Use (cont.)

In a written agreement recently signed between CT Condos & the owners of the ditch, CT Condos (and our residents) agree "to not place any items into the easement...without permission." This includes the stream flow itself as well as 10 feet on either side of the stream. This right is also guaranteed to the ditch owners by Montana law (MT 70-17-112(2)). Even more importantly, no one can remove water from the stream. The rights to all the water is owned by others, and in Montana water rights are king!

The agreement also provides that where the ditch crosses under Slough Creek Drive, our CT Condo Association is required to maintain and clear debris from a Trash Screen, and the Water Users Association is required to maintain the stream bed and the pipeline through which it flows.

That means that - although we may all enjoy its beauty by walking the path, sitting on our patios enjoying its sounds, even cross over it when it's warm enough - no one can put anything in the stream or change the banks of the ditch (which are part of the easement).

If anyone has any questions, please contact the Board of Directors through our property manager Saddle Peak (INFO@SADDLEPEAKPROPERTIES.COM).



Summer Events, anyone??

The Board is setting dates for summer events ☺
Garage Sale Prior to the pandemic, we held an annual community Garage Sale. CT paid for advertising & volunteers put up signs. CT has permanent signs ready to use. Each owner who wished to had his/her sale in the garage & driveway. Most have been quite successful. This year's Garage Sale will take place on **June 19**. Get your treasures ready to sell!

A picnic has been agreed upon by the Board & will most likely occur sometime in July or August.

Let Lindsay & the Board know if you'd be willing to help with either event. It will be nice to meet new faces and see one another again. COVID concerns & restrictions will be considered, of course.

Owners' Corner



**Give Away:
Cabinet fits
over most
toilets
Call Toni
(406) 581-6607**

The Board intends to add a NEIGHBOR TO NEIGHBOR CORNER feature in newsletters to come. In this feature, owners would be allowed to briefly advertise services they are offering to other owners in the CT community. Also, this might be a good place for neighbors to offer recommendations to neighbors on local businesses they have used (contractors, cleaning services, painters, miscellaneous repair, etc.). Let the Board know if you are interested in providing either an ad about a service you would like to offer to your neighbors, or a recommendation of a service you have used, by sending the information to the CT Condos Manager at lindsay@saddlepeakproperties.com

Summer Edition: Submission deadline June 1