

Cottonwood News & Views

Newsletter of CT Condominium

Spring 2022

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Meet New Board Members



Mike & Laura Nichols

Laura Nichols, CT Board Secretary, along with her husband, Mike, have been Bozeman residents for over 10 years, spending the last 4 ½ in the CT Condos community. Laura & Mike are retired pharmacists as well as avid “fly-fisherpersons”, golfers, & outdoor enthusiasts. Laura also enjoys cooking, gardening & traveling with Mike to new places.

Laura grew up in Tulsa, OK and graduated with a BS in Pharmacy from the University of Oklahoma. Prior to moving to Bozeman, they lived in Dallas TX, several cities in NC, Kansas City, and Denver, CO.

Laura volunteered to serve as a Board member because of her interest in:

- Being part of a team that is focused on both the future of CT Condos as well as protecting its longevity in the face of community challenges.
- Helping in planning to ensure we are working for the best interest of homeowners in balance with the needs of our area
- Working collaboratively while valuing differing opinions to achieve the goals of the Board & our community.
- Protecting property values & exploring & implementing improvements that benefit the membership as a whole

She looks forward to meeting more neighbors & appreciates the support she’s received since joining the CT Board.



Cindy & Jon Schmidt

Jon Schmidt, age 74, & wife, Cindy, have 3 daughters ages 42, almost 39, & 31, as well as 3 grandchildren. They have been residents of MT for about 14 years, first living in a custom-built home (by their son-in-law) in Elk Grove before downsizing to CT Condos in Sept. 2021.

Jon volunteered with Warriors and Quiet Waters for 3 years, serving recently-wounded Warriors from the Iraq & Afghanistan wars. He & wife Cindy have volunteered for Eagle Mount for the last 12 years and will continue in the future as well.

Prior to retirement in 2004, Jon was a Chief Engineer for the Boeing Satellite Systems Co. (formerly Hughes Space and Com. Group) where he worked with & managed teams of engineers, building & operating large Space System projects for the U.S. Government. He was a Consultant to the U.S. Gov. from 2004-2010.

Jon obtained a BSEE from the Univ. of Nebraska & an MSEE from USC. Prior to that, he was a decorated Veteran of the U.S. Air Force serving in the Viet Nam War in 1967-1968.

He & Cindy enjoy walks around the CT Condo area, taking daughter Meagan's dog to Snofil Dog Park, as well as hiking in the summer. He also enjoys fly fishing in summer & skiing (mostly with Eagle Mount) in the winter.

LaDeen Arthun After raising their family in Manhattan, LaDeen & her husband relocated to Bozeman last summer, where she was born and raised.

They have two grown children & 3 grandchildren, with another on the way! Their son & his family live in the Churchill area, and their daughter lives in Maine.

LaDeen's husband is a Belgrade native who has taught in the Belgrade School District for over 20 years.

LaDeen is a real estate agent in the valley and loves helping people move on to their next chapter!

She currently sits on the Historical Preservation Advisory Board for Bozeman and takes pride in being a part of the community.

Aside from her family, she enjoys travelling when time allows.

Recycling



There are now several options available to residents opting for curbside pickup (your COA fees DO NOT include this service). According to their website, L&L no longer picks up recyclables.

- City of Bozeman 406-582-3200
\$9.93/mo. for either a 65 or 100 gal bin (unsorted).
Pickup every other week on scheduled garbage day (Friday)

<https://www.bozeman.net/departments/transportation-engineering/garbage-recycling/recycling>

- Full Circle Recycling - 406-220-6701
- Gonegreen curbside pickup
\$35 signup fee & \$24/mo.

Must be sorted into 3 totes, glass included
Pickup every other week

<https://gonegreenmontana.com/>

Community Garage sale

Our annual CT Condos Garage Sale is set to take place on **Saturday, June 18, from 8 a.m. to noon.** In order for this event to happen, volunteers are needed to

- help put up signs Friday evening
- help take signs down Saturday afternoon

This is the only garage sale in our community this year. All you have to do is raise your garage door that morning & display your "treasures"!

We'll provide the advertising. Please contact Lindsay if you'd like to help!



March Board Meeting

Bozeman Arborcare is handling *tree removal*.

Financial Report:

- \$116,032.63 DA Davidson
- \$ 92,276.47 Checking
- \$ 78,999.31 Reserve/Savings

Paine Project: documents related to Six Range West Condos are now posted on the **Owner's Portal** of the **CT website** (see box, pg. 1). Scroll to the bottom of the page to find a box titled "CT Owners Secure Site". Click on the box; enter the password, **Stillwater2022**, which is case sensitive. A concern discussed with our attorney is Paine using the east access off Hanley for entry & construction staging.

April 6 Amendments Committee

Leasing:

- Agreed to keep 2-year moratorium on leasing of units once purchased.
- Grandfathering: Current owners are not subject to the 15% rental cap. They'll not be subject to wait list requirements as long as they own their unit.
- Occupancy:
 - *Living or sleeping restricted to rooms so designated.
 - *2 per bedroom
 - *the above do not apply to families with 1 or more children under age of 18.

Current information on occupancy to be updated. Suggested review/revision of Handbook.

April 11 Board Meeting

Architectural:

- Contractors selected for painting & siding.
- Jon to research color options for siding.

Landscape:

- Tree replacement is owner's responsibility. When a tree is removed, edging and gravel either need to be removed, or may remain if/when tree replaced.
- Tree replacement must be pre-approved by Board
- Trees are being stressed by lawn equipment. Lindsay to follow up with provider.
- Maintenance of utility box area is managed by yard service, unless owners opt to trim shrubs there.

- Lawn crew responsible for damage to fence posts, but owners can prevent this by wrapping the base of post with a metal barrier.

Financial Report:

- \$116,034.50 DA Davidson
- \$101,302.09 Checking
- \$ 81,324.31 Money Market Savings

Reminders

- ✓ Please remember there is **NO PARKING FROM MIDNIGHT TO 6 A.M.** on any of our streets, including Palisade & Hanley. Offenders may be subject to towing of their vehicle.
- ✓ Dog walkers: *please, please* pick up after your pooch. Also, be aware of taking that "doggie bag" with you!

Neighbor-to-Neighbor

Patio & AC fences are limited common elements, to be maintained by owners. Suggestion:

Kenyon Noble (Bozeman) has 5-inch wide aluminum-steel edging. It is brown on one side, black on the other. This is sold by the foot @\$1.69/ft. and can be attached to the fence post base, protecting the base of our fence posts from grass trimmers.

Joe's Home Repair, LLC



Miscellaneous home repairs. Services include but are not limited to:

- Furnace filter change
- Light bulb & smoke detector battery replacement
- Privacy fence repair & painting
- Shelving installation
- Garage organization
- Odd jobs

Call Joe Hupka at 406-580-2075