

Cottonwood News and Views

CT Condos' Newsletter

Spring 2023

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Contact Information

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www.saddlepeakproperties.com/ct-condos.html

Be sure to contact SPP with any changes in your contact information.

2023 CT Board Officers & Committees

1. President: Mickey Smotherman
2. Vice-President: Jon Schmidt
3. Treasurer: Joe Bateson
4. Secretary: Laura Nichols

- ❖ Financial: Joe
- ❖ Architectural: Jon
- ❖ Landscaping: Linda Breeden
- ❖ Welcome: Linda
- ❖ Long-Range Planning: Mickey

Treasurer's Report

The Treasurer's Report for 2022 (and plans for 2023) was sent out from Joe Bateson, our new Treasurer, on March 9. If you haven't read it yet, we encourage you to do so. If you have any questions, comments, or suggestions, Joe has included his contact info. Also, you can always communicate your thoughts to the entire Board at contactctboard@gmail.com.

Board Meetings Change

Going forward, the Board of Directors will meet quarterly instead of monthly. Next meeting will be April 10 at 11:00 a.m. More details will be in the upcoming agenda for that meeting.

Amendment News

As was previously shared with you, the Board has determined to re-submit to the CT Condos community the proposed amendments to our Declaration and Bylaws later this Spring. The Board is still working on the details and is shooting to put these to a vote by the end of June (so that all our snowbirds will be back in town and able to vote in person, and before others leave town on summer vacations). The Board will make it as easy to vote as possible. Stay tuned for more details.

Spring Reminders

A contractor has been inspecting our roofs for potential leaks and venting problems. Let SPP know if you have questions or concerns, or to report any winter damage. Those of us who stayed here over the winter watched as mountains of snow accumulated in many of our yards. Checking your crawl space for mold and/or excess moisture is a good idea.

Grounds Upkeep

As the snow recedes, you may notice “tunnels” in your lawn. These are caused by voles. Long-time residents say to **not** rake them because it harms the tender new grass. As the grass comes back, the tunnels will no longer pose an issue. Weekly mowing will start as soon as weather permits. Tree and shrub trimming is done annually based on highest need, i.e., a safety issue or potential damage to the exterior of a structure.

Love me, love my dog?

Spring uncovers things we shouldn't have to deal with. Cold weather and frigid temps meant that some dog walkers did not pick up after their dogs. We surely thank those dog lovers who always do their “doo-doo” diligence! **Please pick up after your dogs; they must be leashed & under control at all times.** For animal control issues, contact the City of Bozeman. Leave a detailed description of the problem & location/address:



1. 582-2000 or
2. www.bozeman.net/police/animalcontrol

Walking Paths

New Board member & daily walker, Linda Breeden, has designed and advocated for signs, which were recently installed, on the CT walking path. They advise all users that they are on our private property when they use the path, and are expected to keep their dogs leashed at all times & **pick up all waste (both the dog's and the owner's)**. The signs also warn that **no bicycles or e-scooters are permitted** on this WALKING path.

No Overnight Parking

As a part of Board review last Fall of enforcement of the no overnight street parking rule, new signs have been posted at all entrances to CT Condos. Thanks to Board member Jon Schmidt for designing AND installing these signs. The Board plans to supplement these signs with “Private Street” signs, as well. Note: trailers, campers, and other recreational vehicles need to have permanent storage if they cannot fit in the garage. -2-

Owners' Corner

Smoke Detectors

In talking with a fireman recently, 2 owners learned that smoke detectors should be replaced every 10 years. The smoke detectors in Cottonwood Condos are likely all hard-wired, which makes them easy to replace. There's no need to replace any wiring. You turn off the circuit breaker to the detector first. The bottom portion of most detectors simply twists off. There is a wiring plug you unplug, and then you plug in the new bottom unit and twist it back on. There are videos on YouTube that show you how to do it. *Be sure to purchase the same brand, size and model number replacement smoke detectors as the ones currently in your unit, so they fit.* Theirs, for example, were First Alert BKR models, which they found very affordably on Amazon. If owners are unable to install new detectors, the Bozeman Fire Department has a program to install them for “elder folk” who cannot do it themselves. Contact Jen at the Bozeman Fire Dept. 406-582-2350 for more information and to set up an appointment.



Owners, this space is for YOU to share helpful information with our CT Condos community. Contact SPP if you have something to pass along in the Summer Newsletter. Deadline is May 31.