

# *Cottonwood News and Views*

## *CT Condominium Newsletter*

*Late Summer 2022*

*In this issue:*



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### **Town Hall Meeting**

**When:** Sunday, August 21, 1:00 p.m.

**Where:** Pilgrim UCC

2118 South Third

(same church as last year)

**Why:** Discuss proposed amendments to CT Condominium Declaration & Bylaws. Time for questions and comments. NO VOTE TAKEN.

**How** to attend: In-person (mask required, available at the door) or via ZOOM with this address:

<https://us02web.zoom.us/j/81881665300>

**Info:** Proposed documents & amendments have been sent out via email; partial copies will be available at the mailboxes only for those without email.

### **Annual Meeting**

**When:** Sunday, Oct. 2, 1:00-3:00 p.m.

**Where:** Pilgrim UCC

**Why:**

1. Reports from Board & Property Manager, including 2022-2023 budgets.
2. Vote on amendments to Declaration & Bylaws.
3. Election of Board of Directors.

*Important Meetings:*

*Aug. 21 & October 2*

*Updates:*

*Landscaping*

*Budget/Financial*

*6 Range Development*

*Amendment Committee*

*Parking*

*Neighbor to Neighbor*

### **Landscaping**

Tree bases and related materials : Owners are responsible for maintaining the base areas of trees in their respective yards. Materials to do so can be rocks, mulch, rubber weed-prevention mats, etc. Also, owners are reminded to clear sucker branches from around tree trunks.

Mower concerns were raised regarding ongoing property damage from mowers (e.g., gutter downspouts) and scalping of edge grass with weed-eaters.

For 2023, the Board agreed with Lindsay's suggestion to eliminate all weeding responsibilities by owners, having the landscaping company do it twice per year. Because this service would be a new budget item, the Board welcomes discussion from owners before the budget is adopted. By eliminating this task, it allows owners to no longer worry about notices or warnings, which in turn reduces some work for SPP Management. Implementing CT-wide weed control by the landscapers also creates consistency in how the beds look throughout CT Condos. NOTE: This does not apply to inside unit patio fencing. It also does not apply to tree and shrub trimming – that work is covered by a separate policy.

-1-

## Budget

Budget planning for next year is underway. Jim encourages unit owners with comments, concerns or questions related to the budget (current 2022 or 2023) to contact CT Board Treasurer, Jim Seneker, directly via email to [jseneker3@gmail.com](mailto:jseneker3@gmail.com).

### July Financials

\$116,036.43 DA Davidson  
\$117,891.14 Checking  
\$ 94,893.45 Reserve/Savings

## Six-Range Development

By now, owners are likely aware of the proposed development north of Palisade between Ferguson and Babcock streets. The July 18 Community Development Board (CDB) meeting on the Six Range West Condo (SR) development was very well attended by CT owners and included some interesting developments. The CDB voted 5-2 to "approve" the Site Plan Application upon the condition that the Applicant (Paine) hold discussions with the CT community seeking an agreement on adequate screening of the SR parking lot on our northern border AND more accessibility between our communities to the walking trail.

On July 31 we received an offer from Mr. Paine, the developer, in which he proposed a 6-foot cedar fence (see photo), with landscaping in front "to add to the appearance of the boundary". He will also construct enclosures around the garbage dumpsters "of adequate height to obstruct them from view of the CT Condo members on Palisade Drive."



Because we have achieved the major goal of obtaining substantial solid screening between the SR Condos parking lot and the units on Palisade Drive (and hopefully on the end of the parking lot facing Hanley and the Slough Creek units to the west) – without giving up anything in return – the Board determined that it was in the best interests of all to accept his proposals.

This is probably better than we could hope for (from the City) – based upon our attorney's advice and experience – AND reaching an agreement creates a more amicable relationship, which hopefully puts us in a better position going forward to make more friendly requests. More details are in the Board's email sent Aug. 1.

## Amendment Committee

The committee completed its work and will present the proposed amendments to the CT Condominium Bylaws and Declaration of Covenants at the town hall meeting August 21. We owners owe these volunteers our thanks and appreciation for the hundreds of hours spent to bring these documents up to date and in line with local & state laws, etc. Owners have already received these documents in an email sent out Aug. 8. Included are summaries of changes to the Bylaws and the Declaration, as well as names & addresses of committee members. A few copies will be available at the mailboxes, as previously stated, for owners without email or a printer. Owners will receive them in the mail in final form ahead of the Annual Meeting on October 2, when we will vote on the amendments.

### Parking

While many CT unit owners (and tenants) have guests visit throughout the year, it's important to remember that there are restrictions on street parking and RV parking.

Per the Declaration, p.10 (e) and the 2016 Violation Policy adopted by the Board:

- Due to our narrow streets, no parking is allowed on the street from midnight to 6:00 AM (so that emergency vehicles have adequate space to operate).
- No overnight parking of boats, trailers or RVs is permitted in driveways or roadways.
- Violator's vehicles can be towed at the owner's expense.

## Neighbor-to-Neighbor



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

**Joe's Home Repair, LLC call 406-580-2075**