

# Cottonwood News & Views

Quarterly newsletter for CT Condominium

# Winter 2021

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click on MORE at top of website,  
scroll down to CT Condos

## President's Message



Welcome to 2021. We as a board thank you for putting your trust in us. We plan on using the income from our dues to get the most out of each dollar spent.

We have budgeted for seal coating on Slough Creek & Stillwater Creek, painting two structures, and re-siding one structure due to cracked siding, which is to be determined.

I would ask us all to be good Montana neighbors and help each other out if you see a need.

--Joe Hupka

## Winter Reminders

**SNOW REMOVAL** Per City Ordinance, we are supposed to keep our sidewalks shoveled. Plowing will be done when snowfall is over 1 inch. If you do not want snow removed from your driveway, put out orange sticks or cones that can be clearly seen by the crew. Please do **not** throw snow in the street when clearing sidewalks and driveways. Your cooperation is appreciated. Please remember to address any complaints to Lindsay, our property manager, rather than to the crew.

**ICE** If you find ice build-up in or along your downspout, you can purchase electric heat tape designed for roofs, gutters, & downspouts. For example, Ace Hardware sells this product for around \$20.

## Treasurer's Note



The end of December marks the end of the CT Condominium COA's budget year. While 2020 was a challenging year in many respects, I can report that our total expenses for the year came in under budget. Costs for a few budget line items exceeded their budget while other line items were enough under budget to offset them.

A major item under budget was Building Repairs & Maintenance. It is impossible to know in advance what expenses we will have in this area but we found that we had very little issues with roof leakage/damage from snow & ice, as we have had in previous bad winters.

Our Capital Reserve balance increased this year from \$124,632 to \$175,766. We spent \$21,009 from our Reserves for painting, park benches and street crack repairs. As we have communicated to you previously, the Finance Committee continues to develop a 25 Year Reserve Study that will help us better estimate our long term costs and provide a basis for defining funding strategies to meet those costs. More details about this effort will be coming your way as the year progresses.

--Jim Seneker

## Meet New Board Members

### Pam Gillet & Mickey Smotherman

**Pam Gillet** came from Stillwater MN, a popular tourist town. Pam worked for 32 years as a nurse and retired before the move to Bozeman. Her husband came out to visit sisters in the late 1960's twice a year - one sister lived in Livingston and the other one lived in Gallatin Gateway. He fell in love with Montana and bought land in Gallatin Gateway. He planned to live out here after he retired.

According to Pam, "We got married in Livingston and honeymooned in Yellowstone in 1986. That was the first time I had seen mountains. We came out here 1-2 times a year to visit. My children and I fell in love with the mountains. We moved to Bozeman in 2006. I have 3 children and 7 grandchildren & am proud to say that my 5 of my grandchildren were born here.

"I've lived here in CT Condos for a little over a year." Pam volunteered to be on the Board because she "wanted to help out and to meet more neighbors throughout."

**Mickey Smotherman** is a Tennessee native who lived most of his life in the Atlanta area, married his HS sweetheart (and is still hitched to her 53 years later), moved to Missoula 13 years ago, and then moved to Bozeman in 2017 (to be close to his only two grandchildren).

Mickey practiced law for 35 years in Atlanta, retired when he and wife Carol moved to MT, but still loves to be around people (even in the COVID age), so has been driving a school bus for Meadowlark and Hyalite special education students since October, 2018.

Mickey volunteered to join the Board in 2021, "to give back to the community and to get to know more of his neighbors."



*Carol & Mickey*

## Q and A

These questions came out of the Information Packet & Survey sent last Fall.

1. Can we have the Board members' contact information?

--You can contact them at the community email [contactctcondos@gmail.com](mailto:contactctcondos@gmail.com). All communications are forwarded to them.

2. How is the newsletter distributed?

--It is distributed via email. Hard copies are sent to those without email. \*Good idea to make sure Lindsay has your current email address & other contact information!

3. When are the COA fees due?

--They are **due** on the **1<sup>st</sup> day each month**.

4. How do our Association dues compare with other COAs in our area?

--Comparable association dues/fees are between \$175 and \$225 monthly, which may not include garbage pick-up.

**(Q/A cont.)**

5. There were several questions on snow removal:

--The only designated areas for much of the snow are at the end of Mill Creek Dr. and into our park, avoiding the intake and outflow of storm drainage. However, it is reasonable that snow from driveways be left on the unit property. Any damage to lawns, trees or shrubs (does not include vole damage) will be evaluated and repaired or replaced as needed by the plowing contractor in the Spring.

**Helping Ourselves - Helping our Neighbors**

One of the things that stood out the most in the recent compilation of the survey responses was the overwhelming majority who indicated that they did NOT want to take over maintenance of the common areas in order to save the expense to pay a contractor for this. This is important info for the Board, as we prepare for a new "outdoor season" - hopefully getting back to more "normal" (at least compared to 2020).

Interestingly, however, almost as many residents voted "yes" to being willing to "help elderly neighbors with errands or minimal required maintenance." (*more on pg. 4*) The most logical interpretation of these two responses is that most folks do not want to be **required** to do common area maintenance to save money, BUT are perfectly willing to help out neighbors on a **volunteer** basis, when and as they are able.

Your Board also interprets that spirit of volunteerism to extend to maintenance of the common areas - some folks are willing to **volunteer** - to save some money and to have the work done to their satisfaction - while keeping the contractor on board to do the work that cannot be done by volunteers. The Board will be giving some thought to how that can be implemented.

If you are one of the residents who wants to take care of landscape maintenance in limited common areas, please email [contactcondos@gmail.com](mailto:contactcondos@gmail.com) to indicate your interest, so that the yet-to-be-determined coordinator can coordinate your willingness with the areas that will be covered by the contractor hired by your Association.

--Mickey Smotherman,  
On behalf of the Board of Directors

**FYI**

**Board meetings** will continue to be held via Zoom (until further notice) the second Monday of the month at 6:00 p.m.

**Friendly reminder on street parking restrictions**

No equipment or vehicle belonging to a condo owner or guest (including RVs and trailers) is allowed on the streets or sidewalks between the hours of 12:00 midnight and 6:00 a.m. Any equipment or vehicle parked in violation of these restrictions is subject to removal/towing at the owners' expense. Of course, owners and their guests can always park in their unit's driveway, even overnight, so long as the vehicles are in regular use (NOT stored). When parking vehicles in the driveways, be careful that the vehicle or equipment does not stick out into the traffic lane – easily can be the case with an RV or long-bed truck. This is a hazard both to traffic in the road, as well as the parked vehicles.

**What is the difference between “general common elements” of the condo association and “limited common elements”?** While these terms are spelled out in detailed legalese in the Declarations which created the CT Condos Association, the basic answer is that “general common elements” are those areas of the property and portions of buildings which belong to the Association, are maintained by the Association, and are available for use by ALL condo owners and their guests. For example, the landscape surrounding the buildings, the “parkland,” the sidewalks and walking paths, and water & sewer lines which serve all the condos. In contrast, “limited common elements” are the property areas and portions of the condo buildings which – while owned and maintained by the Association - are reserved for the exclusive use of an individual condo owner and guests. For example, utility lines serving only one or two units, patios, decks, garages, driveways, entrances, and stoops.



*Where's all the snow?!*

## Outreach & Welcome

The **Community Outreach Committee** is working on social activities that will bring community members together to get to know their neighbors. However, during this time of COVID it is impossible to make plans for future gatherings.

That said, at this time we would like to volunteer our services to members of the community who may need help with errands like picking up prescriptions or groceries, or getting mail. This involves little/no contact. If you need this service or are interested in helping please email me, **Kim Olson**, at [kim\\_olson@cate.org](mailto:kim_olson@cate.org). Please write "helping neighbors" in the Subject line.



**Welcome Committee update:** Pam Gillet is the new Chair of this committee. If you are interested in meeting & greeting new neighbors, please let Lindsay know. It will be fun when safe to do so in-person again!

## Owners' Forum

*This space available for CT members. Feel free to submit questions and comments of general interest. Hopefully it will generate more dialogue between neighbors!*

## Owners' Corner

*Looking to buy, sell, or give away? Place your free ad here! This space also available for short poems, photos of interest, or other artistic endeavors.*

For your baking needs:

**To give away:** KitchenAid Mixer wire whip & dough hook. Excellent condition. Call or email June: 750-9636 or [junecrch53@gmail.com](mailto:junecrch53@gmail.com).



Deadline for submission of all articles, etc. for the Spring Newsletter is **March 31**. Send to June or to Lindsay.