



Summer 2020

### **Message from Woodbrook President**

Greetings Woodbrook,

Spring is a wonderful time, even amid the challenges brought into the world this year. Property Manager Julie Gobin has been active with projects, tree maintenance has been one of particular importance, and will be ongoing as some of the tree species, like Green Ash, are late to bud. The sprinkler system is coming online, if you notice any broken, or ill-aligned heads email the Woodbrook account with a description and photo if possible.

Another consideration during the spring rains is to take a look at your gutters, specifically the corners and connection points. If you observe any leaks/overflow send a note (and photo if available) to the Woodbrook email account and it will be added to the list for repair.

Yard cleanup piles can be placed on the curb and will be picked up on days the grounds crew is in the neighborhood.

I would like to thank Shirley Robinett Knighton for offering her Notary Public services to Woodbrook residents. Shirley has been certified in Montana for more than 30 years, and we appreciate her gesture.

Lilly, Luke, and Sophie Millington added to the smiles in March with their movie recommendations and shortcake recipe. I'd like to thank them for putting together the "Fun Times at Woodbrook" document.

I am looking forward to seeing many of you out and about as Megan and I walk our new puppy Gemma.

Take care,  
Kevin B Vahlbusch  
WTOA President

## **WTOA Insurance Policy Renewal**

During the week of June 1, owner/members should receive an invoice for their share of the WTOA Insurance Policy that is in effect from July 1, 2020 to June 30, 2021. The current premium of \$42,791 reflects an 11% increase over last year's premium of \$38,030. Please have your payment to Treasurer, Pat Dunn, before June 20th. If you do not receive your invoice or have questions or concerns please contact Pat.

## **Board of Directors Quarterly Meetings**

Woodbrook Board of Directors' meetings are now being conducted on ZOOM for the time being. The next quarterly Board meeting is scheduled for July 14, 2020. If unit owners have any questions, comments, or concerns, please provide them by emailing [woodbrookowners@gmail.com](mailto:woodbrookowners@gmail.com).

## **Woodbrook Grounds Maintenance**

Owners may have seen Woodbrook's property manager Julie Gobin making the rounds in Woodbrook planning for summer projects. Julie employs Matt Salava of Landworx to do many of the projects. Together they have walked Woodbrooks grounds and created a list of projects to do this summer. Please be patient with your requests as they work their way through the list. Compost and plant trimmings can be placed on the curb for pickup. Thank you Matt and Julie for your ongoing efforts making Woodbrook a beautiful place to live.

Owners are asked to refrain from making requests to Julie and Matt when they are on-site working on prescheduled jobs. Owners are directed to email your requests to Julie at: [julieagobin@gmail.com](mailto:julieagobin@gmail.com).

The Board of Directors reminds owners of the protocol set forth in Woodbrook's Rules and Regulations:

## **Woodbrook Rules and Regulations**

Residents must not give instructions to the maintenance crews working at Woodbrook. All residents with suggestions or complaints should give them to the Association Manager, or a member of the Board.

## **Matthew Bird Creek**

Matthew Bird Creek winds its way through the Woodbrook landscape and is enjoyed by residents and many species of wildlife. This past winter muskrats and voles were particularly hard on the banks and surrounding areas. In an effort to allow the creek time to restore its natural surroundings, the creek will not be mowed as often. Residents are asked to enjoy the creek from a safe distance and stay away from the banks.

## **Schedule for Summer Maintenance**

Premier Painting will be at Woodbrook the end of June to paint the following units: Hoffman units 3 through 25 and units, and 8 and 10 Mason. Residents living in these units will be notified before the painting is to begin.

The interior streets on Black are scheduled for resealing this summer. Residents living on Black will receive notice that the streets will be closed during this project and residents are directed to park their vehicles on the city street.

## **Architectural Committee**

You may be considering making some changes to the outside of your unit. Owners are reminded that any exterior construction, decks, changing fences, or other improvements must first receive approval by a majority of the Architectural Committee. This also includes the addition of an air conditioning unit or radon mitigation unit. The required approval Request Form can be found on the Woodbrook website, [woodbrookbozeman.com](http://woodbrookbozeman.com) under Current Residents, Forms. The completed form can be emailed to [woodbrookowners@gmail.com](mailto:woodbrookowners@gmail.com)

Please contact Debbie Nelson, Woodbrook Residential Manager, if you have any questions.

The current members of the Architectural Committee are Brad Doll, Geoff McBride, and Rachael Briggs, Board representative.

## **Reserve Study**

Reserve Study update: The Board selected Reserve Advisors to conduct a Reserve Study; Tanner Oldenberger of Reserve Advisors met with representatives of the Board and conducted a site survey on May 20, 2020. The study focuses on major exterior shared elements like roofing, siding, paved surfaces, and other common elements. In the near future Reserve Advisors will submit a report suggesting the necessary amount of fiscal reserve.

Why do a Reserve Study? A reserve study helps maintain the property's value and the property owner's investment. By identifying and budgeting for future capital improvements, the property's common elements continue to look attractive and well-kept, adding to the community's overall quality of life.

### **Summer Activity**

As the weather warms up, Woodbrook residents will be enjoying their outside patios and decks. In consideration of your neighbors, please move outdoor activity inside at 10 P.M. Please, follow Dark Sky policy and turn off your outside lighting.

### **Reminder of 2019 Additions to Woodbrook Rules and Regulations**

In June of 2019, two additions were made to the Woodbrook Rules and Regulations document. Owners were reminded to include these additions to their owner's notebook.

#### **8. NUISANCE**

- g.) Propane cylinders (e.g. outdoor grill) must not be stored inside any unit or garage.
- h.) The use of fire pits, open charcoal grills, and smoker grills are not allowed anywhere on the Woodbrook premises.

### **Welcome to Woodbrook!**

Welcome to our new neighbors, Brianna Farland, Leslie Hankey, and Daniel Bontrap. We hope you are enjoying your new home in Woodbrook.

#### **Woodbrook Townhouse Owners Association 2020 Board of Directors**

President Kevin Vahlbusch

640-0005

Vice-President Rachael Briggs

Director Joe Hansen

548-7840

Director Tom Johnson

599-2646

Director Kathy Swift Thompson

587-3180

Property Manager

Julie Gobin

671-0265

Residential Manager

Debbie Nelson 580-5421

Treasurer Pat Dunn

586-0684

Secretary Phyllis Bock

Architecture Committee

Rachael Briggs

Brad Doll 698-5932

Geoff McBride 580-4639

**Woodbrook email:** [woodbrookowners@gmail.com](mailto:woodbrookowners@gmail.com)

**Woodbrook website:** [woodbrookbozeman.com](http://woodbrookbozeman.com)

Spring in Woodbrook

