



Woodbrook News

August 2022



Greetings from your President

Hello Woodbrook Community,

Sweet Pea is over, so far the sunsets are not too red from wildfire smoke and it is not too hot... all in all it is a pretty good summer.

Around Woodbrook Premier Paint recently finished this year's work, Bozeman Arbor Care has shaped and pruned trees and shrubs and property manager Saddle Peak continues to complete other needed repairs. There are a few new faces around Woodbrook – welcome to the new neighbors and farewell to those that are moving on.

Soon the Board will start to focus on next year's budget but before then we'll seek some insight from you – look for a on-line survey and let us hear your thoughts on what is important to you or get a hold of me (406 548 7840).

I look forward to the upcoming ice cream social – we've set the date for September 8th – stay tuned for more information. I hope to see you there.

In the meantime, enjoy the summer and say 'howdy' to your neighbors.

Joe Hansen

TO CONTACT the WTOA Board email - woodbrookowners@gmail.com

The best way for WTOA members to keep in touch with the Board of Directors is to send an email to woodbrookowners@gmail.com Emails will be acknowledged and reviewed by the BOD.

Summer is Here!

Summer is here - bringing to our Woodbrook community the opportunity to enjoy all our urban forest offers. In the spring we have flowering crab apple trees all throughout the complex. These are followed by other flowering trees and bushes including lilacs, flowering Hawthorn, roses and many others. Three new trees have been added to our landscape this summer, a lilac tree and two Hawthorn trees. The BOD, with the help of Saddle Peak Properties and an arborist, is developing a landscape plan to ensure Woodbrook remains the beautiful place it is.



Summer is a busy time around Woodbrook. The lawn crew arrives to mow the lawn, trees, hedges and bushes are trimmed, the irrigation system is turned on, fertilizer is applied. This summer has been a challenge weather-wise, first too much rain then hot and dry. Saddle Peak is working to maintain our aging irrigation system and stay within the water restrictions imposed by the City of Bozeman. Even though our grounds are irrigated by Woodbrook wells, the BOD wants to cooperate with the city of Bozeman and our neighbors. Don't forget, Woodbrook's irrigation system is on wells but the faucets attached to our units is city water, therefore the city restrictions are in force.

Ice Cream Social or..... Hot Chocolate???

The WTOA Ice Cream Social will be September 8 at 7:00.

We're hoping the weather holds and we will be eating ice cream with toppings on the lawn. But.... this is Montana - we may be having hot chocolate. More details September.

TO CONTACT Saddle Peak Properties

Email: info@saddlepeakproperties.com

The best way for WTOA members to notify our property manager about maintenance issues, questions or concerns is to email: info@saddlepeakproperties.com

Please cc (copy) all emails to Saddle Peak to woodbrookowners@gmail.com as well.

This ensures your message will get to Saddle Peak and the BOD.

Members may also call 406-581-0142.

For after hours emergencies call: 406-599-2613

Saddle Peak Properties and our Property Manager are hard at work in the midst of the busy summer season. Members who have maintenance concerns they would like considered for repair, contact Saddle Peak and cc the Woodbrook Gmail account.

Recommended - At least One Fire Extinguisher in Each Woodbrook Unit

A Woodbrook unit recently experienced a small fire. It is a reminder of how important it is to have a fire extinguisher in the home. It is recommended that all Woodbrook owners have at least one fire extinguisher in their unit.

Dryer Vents & Chimney Cleaning

The Dryer Vents and Chimneys will be inspected starting after September 15th. Owners will be billed \$175/dryer vent. Chimney Inspections will be paid for by the association. If your chimney needs to be cleaned, this will be billed on a per unit basis.

If you have already cleaned your dryer vent and/or chimney in the last 12 months, please provide a receipt to Saddle Peak Properties, LLC no later than September 15.

Raccoons - We got 'em!

This summer has seen an increase in raccoon activity in Woodbrook. It was reported at the July 19 Quarterly meeting 3 raccoons had been trapped. Since then another 6 have been trapped. Traps were set behind Units 19 and 25 Hoffman Drive. The raccoons first made their presence known when for several nights one tried to get into a unit through the skylight. The owner, awakened by noises coming from the skylight, shone a flashlight on the skylight revealing the raccoon on the roof trying to get in. Other residents report hearing thumping or running noises in the night coming from their roofs. Raccoons gain access to roofs by climbing nearby trees. Woodbrook units close to Matthew Bird Creek are particularly vulnerable as raccoons travel along waterways. Unit owners who see or hear raccoons, please contact Saddle Peak Properties. Phone 406-581-0142 or email: info@saddlepeakproperties.com

While raccoons may look cute these critters are aggressive and destructive. Raccoons eat everything from gardens to garbage. They fight pets and spread diseases such as distemper and rabies. They can tear vents off roofs, gain entry through chimneys, turn attics into dens and decks into raccoon bathrooms. While there are many food sources for raccoons in our neighborhood we can all do our little bit by storing our garbage bins in the garage until garbage day and limiting food sources as much as possible for raccoons.

Update on Tree Trimming and Tree Removal

Two days in July the crew from Bozeman Arborcare trimmed trees, removed dead branches and trimmed many of the cotoneaster hedges on the Woodbrook grounds. The past several winters have been hard on our trees with a lot of broken branches. There is still trimming to trees and shrubs that needs to be done. Bozeman Arborcare will be back in the fall to tackle more trimming and removal, in the meantime a crew of two has been busy trimming bushes and hedges mainly on the east side of the creek. Over the next few weeks progress will be made on the entire grounds. Thanks to Jeanne Nash and Grace Lloyd for watering the new Hawthorn trees by their units.

Woodbrook Yard Waste Pickup

Small piles of yard waste can be picked up by the lawn care contractor. Please ensure that the piles are left in front of your unit. In order to be pickup up, an email needs to be send to: lindsay@saddlepeakproperties.com

Reminder - City of Bozeman Compost Collection has ended.

Thinking about making exterior modifications to your unit?

Any exterior construction, radon mitigation, decks, changing fences, landscaping or other improvements must first be approved by the Architectural Committee. To schedule an on-site review of your proposal complete a Request for Approval form and return to woodbrookowners@gmail.com

Information and the form is available on the Woodbrook website:
woodbrookbozeman.com >> Current Owners >> Forms.

If you have questions contact President Joe Hansen:
406 548 7840 • joe.hansenbn@gmail.com

2022 WTOA Quarterly Meeting, October 11,

The next WTOA Quarterly Board Meeting is scheduled for **Tuesday, October 11, 2022.**

Mark your calendars now. Instructions on how to attend will be emailed in October .



Woodbrook Townhouse Owners Architecture Committee 2021

WTOA Director - Rachael Briggs
WTOA Director - Samantha Booth
WTOA Director - Rod Gilbert

Daniel Bontrop (917) 689-3674
Gene Murray (406) 587-7797

Woodbrook Townhouse Owners Association Board of Directors 2021

President Joe Hansen
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Vice-President Rod Gilbert
(406) 586-8867
Secretary Kathy Swift Thompson
(406) 586-3242

Treasurer Rachael Briggs
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Technical Director Samantha Booth
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Property Manager Lindsay Freitas
(406) 599-7947