



# Woodbrook News

November 2022

## Greetings from your President

By now Woodbrook owners have received the Annual Meeting packet by email and USPS. The **Annual Meeting is set for November 17, 7:00 pm, Pilgrim Congregational Church.** You can attend in-person or via Zoom. The Board looks forward to meeting with members again. One change to note, the deadline for ballot submission has been extended to **November 15.** Your ballot marked with your vote for one director and two members of the Architectural Committee must be received by WTOA by **5 p.m. November 15.** Mail delivery in Bozeman is slow right now. In some cases it is taking several weeks for mail to be delivered across town. The best way to make sure your vote arrives by 5 p.m. November 15 is take a picture of your voted ballot with your cell phone and email the picture to: [lindsay@saddlepeakproperties.com](mailto:lindsay@saddlepeakproperties.com)

This summer, Woodbrook Property Manager, Lindsay Freitas worked with the City of Bozeman compliance officer regarding the derelict house at 117 Hoffman. Citations were issued and in the Fall, some Woodbrook owners collected signatures on a petition to address the derelict house. The petition was presented at a city council meeting. Since then, the house has been reroofed and debris removed from the yard. Thanks to Lindsay, Phyllis Bock and Don Baide for their efforts.

Board member Samantha Booth (and husband Mike, I believe) put together the recent survey. Thanks to both of you.

Our community takes great pride and concern in the appearance of the Woodbrook buildings and grounds. The Board appreciates owner feedback; the Board strives to communicate with Woodbrook owners about current or upcoming work but we realize that we can do better. In that regard the Board and the Property Manager strive to ensure good communications.

Woodbrook owners can help out by contacting our property manager (Saddle Peak) or a Board member with any questions or concerns about planned or current service work – please do not directly contact the service providers or workers.

Finally, we (the Board) strives to make sure money is well spent so please consider the effect on other planned work if you request additional services.

I hope you enjoyed our great fall weather and the spectacular Woodbrook foliage.

Joe Hansen



## **New Woodbrook Website**

Our new website launched in late October and we are so excited to begin utilizing this new communication tool. Owners can report maintenance or groundskeeping concerns, communicate with the Board and Saddle Peak Properties directly, get important community updates and information, and in the future will even be able to pay dues all in one place! We are hoping this will phase out the need to email multiple parties and allow owners to contact the Board and Management all in one place more conveniently. This website is password protected and everyone with an email on file should have gotten a welcome email to access your account. Please visit <https://www.woodbrooktoa.com> or contact **Felicia at Saddle Peak Properties** for more information and assistance!



## **Fall Cleanup**

Our groundskeeping crew has been working hard to get our grounds cleaned up for Fall to make sure we're prepared and that everything comes back beautifully in the Spring. Mowing is done for the season. They are now focusing on raking up and disposing of all extra leaves and broken branches since the snow storm. Bozeman Arborcare completed the remaining tree work and cleanup that was budgeted for this year. If you notice any issues with downed branches, tree health, or other areas of concern please contact Saddle Peak Properties.

## **Guest Parking**

This is a friendly reminder that all guest parking is for short term, infrequent use by visitors. The primary parking should be in the driveway/garage of your unit. Long term and/or repetitive use of guest parking spaces is prohibited. This applies to all occupants, owners, guests, and renters. Guest Parking provides emergency vehicle access when needed and snow storage in the winter. Cars parked in Guest Parking interferes with the snow plowing process.

## **Gutter Cleanout**

Bozeman Home Services will be out around the middle of this month to get all the gutters cleaned out. If you notice any downspouts in need of repair, have any clogged areas, or if your unit is prone to ice dams in certain spots please report these issues to Saddle Peak Properties to get them taken care of before they cause problems this winter.

## **Dryer Vents & Chimney Cleaning**

Dryer vents and chimney cleaning are now completed and we thank everyone for being flexible and working with Saddle Peak Properties to make sure this important maintenance gets done. Invoices for these services have been emailed out. If you need another copy please contact Saddle Peak Properties.

## **Dogs and Cats**

More and more Woodbrook owners are enjoying the companionship of a dog or cat.

Owners/guests are reminded:

- Dogs must be walked on a leash

- Owners/ guests must immediately clean up all droppings.

- Pets shall not be tied up and left unattended.





The trees on Woodbrook's grounds are nearly all the same age. Some are thriving, others are not. The Board is working with the arborist from Bozeman Arborcare to develop a comprehensive plan for our trees.

There has been an increase in broken branches and freeze damage. Broken branches are removed as soon as possible. Maintenance on the grounds began in March with many - but not all - apple trees being pruned. Summer brought the first round of tree trimming with emphasis on removal of freeze damaged limbs and removing branches on roofs. Some, but not all, bushes were trimmed. The last round of

tree trimming occurred the end of September. The list developed in the Spring was not fully completed. With recent additions, that will be the beginning of the list for the coming year.

Three trees were removed this year.

The next walk-thru with Bozeman Arborcare will focus on evaluating and identifying trees that pose a potential threat to units and dead trees. As long as weather permits, we hope to continue the work. If residents have any concerns or questions regarding trees please email the Board at [woodbrookowners@gmail.com](mailto:woodbrookowners@gmail.com)

### **Irrigation Winterization**

The irrigation system has been blown out and winterized for the year. Please ensure all hoses are removed from the faucets.

### **Snow Removal in Woodbrook**

#### **It is that time of year - snow removal season in Woodbrook. Did you know.....**

The city requires Woodbrook perimeter sidewalks be cleared no matter the amount of fallen snow. With snowfall amounts less than two inches, Alpha will plow perimeter sidewalks, shovel entry ways and mailbox pads. With snowfall amounts of two inches or more all perimeter sidewalks, entry ways, driveways and interior streets will be shoveled and plowed. Please have patience for our team to as they work through their routes. We cannot guarantee they get there immediately and we understand the inconvenience snow causes but we promise we will not let you get snowed in or forgotten about.

#### **Changes snow removal brings for Woodbrook residents:**

- The areas for Guest Parking often become the area for the snow removal crew to store snow piles. This results in fewer parking places available in Guest Parking. It is important residents and guests do not use Guest Parking during a snow event. Vehicles can interfere with snow removal and storage. If residents have guests who are using the Guest Parking spaces, watch the weather and ask them to move their cars so snow can be cleared.
- If a vehicle is in the driveway, Alpha is not responsible for snow removal of that driveway. Do not expect them to come back and plow if the vehicle is moved later.



## 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](mailto:woodbrookowners@gmail.com)

Information and the form is available on the Woodbrook website:  
[woodbrookbozeman.com](http://woodbrookbozeman.com) >> Current Owners >> Forms.

If you have questions contact President Joe Hansen:  
406 548 7840 • [joe.hansenbzn@gmail.com](mailto:joe.hansenbzn@gmail.com)

## Ice Cream Social

Next year we are definitely going to schedule the Ice Cream Social earlier in the summer!



**TO CONTACT Saddle Peak Properties** log on to the new Woodbrook website  
<https://www.woodbrooktoa.com>

The new Woodbrook website centralizes communication between Saddle Peak, the Owners and the Board making it easier to keep in touch. Owners can report maintenance or grounds keeping concerns, communicate with the Board and Saddle Peak Properties directly and get important community updates and information, all in one place!

Owners may still email Saddle Peak at [info@saddlepeakproperties.com](mailto:info@saddlepeakproperties.com)  
or call 406-581-0142. For after hours emergencies call: 406-599-2613

My **Thanks** to Felicia at Saddle Peak Properties for helping me compose and put together the November Woodbrook Newsletter. Kathy Swift Thompson





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**Owners can still CONTACT the WTOA Board directly via email at  
woodbrookowners@gmail.com**

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**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  
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Secretary Kathy Swift Thompson  
(406) 586-3242

Treasurer Rachael Briggs  
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