



Woodbrook News

Spring 2021

From the President's point of view:

Hello Woodbrook Community,

It seems that spring is finally coming on – despite the snow last month and going right into summer heat. The stream is flowing nicely and the trees are leafing out.

News from Woodbrook!

- Insurance committee volunteers Linda Crane and Molly Kohler as well as Deb Nelson, Rod Gilbert and committee chair Rachael Briggs worked hard to investigate Woodbrook's insurance carrier for the coming year. The committee recommended, and the Board approved, Nationwide for the coming year.

- Unfortunately, there were several trees that had to be cut down because their roots were damaging driveways. The roots and stumps will be removed and the damaged portions of the driveway will be replaced.

- Thank you Phyllis Bock, Eleanor Truit, Shirley Robinett, and Max Diebert for serving with WTOA facilitator Rachael Briggs and WTOA Board Representative Kathy Swift Thompson on the committee to count the votes regarding the establishment of a Dedicated Reserve Fund. The results of the vote will be emailed to all owner/members as soon as they become available.

- With the approach of summer Assistant Secretary for Management Deb Nelson will be working with you to help keep our community a great place to live. If necessary she will send you a friendly reminder about summertime considerations.

What else is on my mind? I look forward to getting together for a pot luck dinner, a pancake breakfast or whatever so that we can see each other's faces again.

Enjoy the summer and say hi to your neighbors.

Joe Hansen



WTOA April Quarterly Meeting

The second 2021 WTOA Quarterly Board Meeting was held April 13. Twenty three owner/members attended the virtual ZOOM meeting presided over by President Joe Hansen. The meeting began with a review of the Reserve Study, its findings and the BOD's decision regarding the funding of large capital projects. A open discussion was held detailing the pros and cons of the options.

The meeting continued with reports by Treasurer, Pat Dunn, Property Manager Cindy Praye, Assistant Secretary of Management, Debbie Nelson, Insurance Committee Report by Rachael Briggs and Architecture Committee by Debbie Nelson. The April 13 Quarterly Meeting Minutes and the reports are available upon owner/member request. To obtain a copy of the Minutes and the Reports, email: woodbrookowners@gmail.com The next WTOA Quarterly Board Meeting is scheduled for Tuesday, July 6, 7:00 pm via Zoom. All owner/members are encouraged to attend the meeting. Detailed instructions will be emailed. Mark your calendars now.

Composting and Yard Waste in Woodbrook

If Woodbrook residents have compost for collection place it curbside for collection on Wednesday to be picked up by the Evergreen lawn crew. Collection of large branches and other yard waste is currently under review. More information to follow.

Another option for residents with City of Bozeman garbage collection is to put compost and yard clippings in clearly marked plastic or metal cans or brown paper compostable bags or open plastic bags. Place yard clippings and compost out and ready for pickup no later than 7 am on Wednesday next to your garbage. Bozeman collects grass clippings, leaves, small branches (pencil diameter or smaller), and garden waste.

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 City of Bozeman Ordinance requires that dogs and cats over the age of 6 months be licensed annually. This requires proof of vaccination

Sustainability Committee

The Sustainability Committee is looking for volunteers! This is a great opportunity to get involved in the sustainable future of Woodbrook. April, the SC met to develop recommendations for WTOA BOD for this summer, including a landscape inventory, water conservation and reducing chemical usage on Woodbrook's. If you are interested on serving on the committee or would like to learn more, please contact the committee's Board liaison Kathy Swift Thompson at: woodbrookowners@gmail.com

Around Woodbrook



Mother Duck with Ducklings • Great Horned Owl
Buck • Duck

Mother Deer with 2 Fawns •Peanut Shells!!!

Please Don't Feed Wildlife

What is the best way to CONTACT the WTOA Board and Managers?

Email - woodbrookowners@gmail.com

To establish a record of communication with WTOA board members and managers, it is requested all owner/member correspondence be sent to:

woodbrookowners@gmail.com

This email account is managed by the WTOA Secretary who will acknowledge receipt of the correspondence and forward it to the appropriate board members or manager.

Correspondence will receive a response within 7 days - resolution may take a little longer!

Architecture Committee

2021 Architecture Committee members are Daniel Bontrop and Gene Murray, elected by owners last November with Samantha Booth and Rachael Briggs serving as WTOA Board representatives.

If you are considering making additions or changes to the outside of your unit, any exterior construction, decks, changing fences, 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 Debbie Nelson -

Assistant Secretary of Management - (406) 580-5421. Information and the form is available on the Woodbrook website: woodbrookbozeman.com; Current Owners; Forms. If you have questions contact Debbie or email: woodbrookowners@gmail.com



Flood Plain Information

<https://www.bozeman.net/government/engineering/floodplain>

The new maps created by FEMA (Federal Emergency Management Agency) went into effect April 21, 2021. Some of the units in Woodbrook are located in flood hazard areas. Owners with units located in the floodplain are required to have flood insurance if they are financed with a federally backed loan. Woodbrook owners can review the floodplain maps on the City of Bozeman website.

Woodbrook Townhouse Owners Association Board of Directors 2021

President Joe Hansen
(406) 548-7840

Vice-President Rachael Briggs
(406) 599-3291

Secretary
Kathy Swift-Thompson
(406) 586-3242

Treasurer Pat Dunn
(406) 586-0684

Director Samantha Booth
(406) 599-5314

Director Rod Gilbert
(406) 586-8867

Property Manager Cindy Praye
(406) 539-4485

Assistant Secretary of Management
Debbie Nelson (406) 580-5421

Woodbrook Townhouse Owners Architecture Committee 2021

Samantha Booth (406) 599-5314
Rachael Briggs (406) 599-3291

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