



Woodbrook News

May 2023

Greetings Woodbrook

The snow is gone and we've started spring cleanup. I've seen several pairs of ducks looking for a good nesting place and trout are running in the Matthew Bird Creek.

As we all know it was a long, cold, and snowy winter so there is a lot of cleanup to do. Unfortunately, some homeowners suffered water damage during the winter; most of the repairs are complete but the cost was not anticipated – we're addressing the financial ramifications now.

Please join us for the Quarterly Woodbrook Board meeting on May 11. The meeting will be via ZOOM – that venue seems to bring the most participation. We want to keep you apprised of the activities of your Board.

Dig out the summer shorts and see you outside.

Joe Hansen, WTOA President

WTOA Quarterly Meeting Thursday May 11, 7:00 PM

The next WTOA Quarterly Board Meeting is scheduled for **Thursday, May 11**, via Zoom.

A Zoom invite and instructions on how to attend will be emailed to owners.

The agenda, financial statements and other pertinent documents will be included with the Zoom invite.

Protocol for Owner Participation in Board Meetings

In order to conduct productive meetings and promote civil discourse the Board developed the following protocol for Quarterly meetings.

The meetings will be called to order and the agenda will be followed as published. There will be a period for owner comments and questions at the end of the meeting.

Owners are encouraged to submit their comments or questions in writing prior to the meeting. Additionally, if questions arise during the meeting then Owners may submit questions via Zoom.

As noted in the agenda there will be a period for owner comments. When speaking, owners should remember to unmute their microphone, turn on their camera and state their name in an audible tone of voice for the record. Limit comments and questions to 2 minutes. All owners addressing the meeting are requested to speak in a civil and courteous manner, members of the audience should be respectful of others. Owners' comments should be constructive. In general, there will not be an immediate response; instead there will be a written response at a later date.

Congratulations to Yura Trilisky Gallatin County Spelling Bee Winner

Yura, a Sacajawea Middle School 6th grader, won the Gallatin County Spelling Bee after seven rounds by correctly spelling regurgitate. Yura and his family have lived in Woodbrook for several years.

THE BEST WAY TO CONTACT Saddle Peak Properties is to log on to their Woodbrook website powered by Concierge Plus

<https://www.woodbrooktoa.com>

The website centralizes communication between Saddle Peak, owners and the WTOA Board making it easier to keep in touch. Using it will help save you time when interacting with the Saddle Peak Properties' office and keeps the BOD up-to-date at the same time. You can:

- Create service requests
- Receive newsletters by email and view past newsletters
- Update resident contact information
- And more!

To log on to woodbrooktoa.com **for the first time**, follow these steps:

- Place in the browser address bar - woodbrooktoa.com
- Enter username as the email address of the Woodbrook owner receiving Woodbrook TOA emails.
Note: You can add another email address, however this requires approval and takes a bit longer.
- Select "Forgot password" to create your unique password.

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

The WTOA Board can still be contacted directly via email at:
woodbrookowners@gmail.com

Woodbrook Units to be Painted Summer 2023

Premier Painting will be at Woodbrook the end of June to paint South Black Units 1625, 1627, 1631, 1633, 1635, 1637, 1649, 1651, 1653, 1701, 1703, 1705, 1707 and 1709. Residents living in these units will be notified before painting begins.

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.

Spring is Finally Here!

Spring has finally arrived and with the change of season comes changes to our Woodbrook grounds. The Alpha crew has arrived, spring cleanup has begun.

Bozeman ArborCare has begun taking care of Woodbrook trees. Fruit trees have been trimmed, the oak trees and spruce trees have been treated, large broken branches that could be reached from the ground were removed and some trimming has been done. Within the next few weeks Bozeman ArborCare will be back with their "air crew" to remove broken branches that could not be reached from the ground. The early heavy snow and the amount of snow that we got this year has caused a lot of damage to many of our trees. The late spring has set everything back two to three weeks. Bozeman ArborCare is checking the grounds weekly to make sure required maintenance is done on time. Please be patient as work proceeds during this challenging year. If there are questions or concerns, contact Saddle Peak Properties or the Board of Directors, please do not interrupt the crews that are hard at work.

It is anticipated the irrigation system will start up mid June.

Yard Waste

The BOD appreciates the Woodbrook residents who take the time and make the effort to clean up the areas around their units. In previous years the lawn care service removed the bags of yard waste generated by the residents. It has yet to be determined if that will happen this year. The City of Bozeman also collects yard waste for customers using their garbage collection service. This is a great alternative for residents but at this time there is no specific start date. The information on the City of Bozeman website is copied below. In the meantime, residents should continue placing bags in front of **their** unit for pickup. Please do not place bags or debris piles in front of other owner's units.

Composting - City of Bozeman

The City of Bozeman Solid Waste Division offers seasonal yard waste compost collection services from the middle of May through the middle of August to current garbage collection customers. A 2023 date has not yet been set due to being shorthanded. Please call us at 582-3237, send us an email, solidwaste@bozeman.net or watch the local paper for service start-up announcements. We will collect yard trimmings from current garbage collection customers at no additional cost, but please note that containers should weigh less than 35 pounds.

Items we WILL Collect

Grass clippings • Leaves small branches (pencil in diameter and smaller) • Garden waste

Items we WILL NOT Collect

Sod, dirt, rocks • Concrete • Animal feces • Large branches (more than ¼ inch in diameter)

To participate in the compost collection program

Place your yard trimmings in plastic or metal cans that are clearly labeled "COMPOST", Brown paper "compostable paper bags, (available from local hardware stores), or open plastic bags.

If you have curbside (front of house) pickup, please have your compost out at your curbside collection location by 7 am on your normal garbage collection day.

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.

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

Welcome to our new neighbors - Danielle Davis and Paul Sanford.

CONTACT the WTOA Board via email at
woodbrookowners@gmail.com

Woodbrook Townhouse Owners Architecture Committee 2023

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

Daniel Bontrop (917) 689-3674
Jeanie Sternhagen (406) 539-6277

Woodbrook Townhouse Owners Association Board of Directors 2023

President Joe Hansen
(406) 548-7840
Vice-President Rod Gilbert
(406) 586-8867
Secretary Kathy Swift Thompson
(406) 586-3242

Treasurer Rachael Briggs
(406) 599-3291
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