



Woodbrook News

Winter 2021

February 2021

Hello Woodbrook Community,

Here's an update from the President's point of view:

- Your Board (Kathy Swift Thompson, Rachael Briggs, Samantha Booth, Rod Gilbert and me – Joe Hansen) have been ZOOMing quite often in the past two months. Besides the regular quarterly meeting on January 12 several ZOOM meetings focused on the Reserve Study (more about that below) and we heard a presentation on Board responsibilities under the non-profit act from Woodbrook's attorney. Thanks to all of them for their service on our Board.

- Reserve Study: Besides several Board discussions regarding the Reserve Study we also heard from the study's author – Tanner Oldenburger of Reserve Associates. The Board gained valuable insight to the ramifications of the study from Tanner's presentation. In the near future the Board will reply to the questions and comments from the individual Owners; followed soon by a synopsis to the Woodbrook community. Future plans include a 'town hall' presentation – hopefully by the end of February. In the meantime, please do not hesitate to send comments and questions to the Woodbrook email: woodbrookowners@gmail.com

- Personally, I have some happy news – my first grandchild, a girl, was born on Christmas Day. Skylar Noelle has already visited us once; she will become a Bozeman resident when her parents move to Bozeman in March.

I'm happy to see the recent snow (I like winter) – I hope that all of you are surviving, and maybe even thriving, during this long COVID siege.

Best wishes,

Joe Hansen



Winter Parking and Snow Removal

It's February and we are starting to see more snowfall in Bozeman. While it's about time, it does cause some changes in Woodbrook that we all need to remember. The areas designated for Guest Parking often become the areas for our snow removal crew to store snow piles on-site. Storage of snow, however, results in fewer parking places available in Guest Parking. We ask that owners and visitors not leave cars for long periods in Guest Parking. Vehicles can interfere with needed snow removal and storage. If you have guests who are using the Guest Parking spaces, please be mindful of the weather and ask them to move their cars so that the snow can be cleared.

The freeze/thaw cycles that we have experienced so far this winter have contributed to slippery walking surfaces in Woodbrook. To address this, the snow removal company focused on some particularly concerning areas with ice melt and hand shoveling. In addition, Cindy from Echo Property Management met with Joe to come up with more ideas to mitigate some of the slippery surfaces. Please contact Cindy, Echo Management - (406) 539-4485 or Joe - (406) 548-7840 with any immediate concerns.

If you want to know more about Snow Removal at Woodbrook, visit Seasonal Policies in the Current Residents section of the Woodbrook website - woodbrookbozeman.com.

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!

As announced in December, Cindy Praye is now Echo Property Management's Woodbrook Property Manager and our day-to-day contact. It is her job to manage maintenance of our grounds, structures, interior streets and perimeter sidewalks. If immediate attention is needed, contact Cindy at 1-406-539-4485.

Debbie Nelson is Woodbrook's Assistant Secretary of Management. Debbie is our contact for questions regarding policies, insurance, rentals, selling your unit or questions regarding the Association.

The Board of Directors welcomes your feedback, questions, concerns, ideas and suggestions.

WTOA Quarterly Meetings

The first 2021 WTOA Quarterly Board Meeting was held January 12. Eight owner/members attended the virtual ZOOM meeting presided over by President Joe Hansen. The meeting included reports by Treasurer, Pat Dunn, Property Manager Cindy Praye and Assistant Secretary of Management, Debbie Nelson. The January 12 Quarterly Meeting Minutes and the Treasurer's Report are available upon request of owner/members. To obtain a copy of the Minutes and Treasurer's Report email: woodbrookowners@gmail.com

The next WTOA Quarterly Board Meeting is scheduled for Tuesday, April 13, 7:00 pm via Zoom. All owner/members are encouraged to attend the meeting. Detailed instructions will be emailed April. Mark your calendars now.

Sustainability Committee

In 2019 Ginny Cowan and 15 WTOA owner/members formed the Sustainability Committee. Due to family obligations, at this time, Ginny is no longer able to chair or actively participate in the committee. The Sustainability Committee is now seeking an owner/member to chair the committee and continue the work Ginny started. Topics the committee considered include, but not limited to: water conservation, herbicide, pesticide and fertilizer applications, landscaping priorities, alternative energy, alternative paving/concrete and recycling and compost practices. The volunteer position involves chairing the committee to identify owner/member concerns and offering sustainable solutions for our Woodbrook Community.

Recommendations and guidance to the WTOA Board by the Sustainability Committee are important. Chairing this committee is a great opportunity to get involved in the sustainable future of Woodbrook.

If you are interested or would like to learn more, please contact the committee's Board liaison Kathy Swift Thompson at: woodbrookowners@gmail.com

Remember.....

If you are considering making changes to the outside of your unit, owner/members are reminded that any exterior construction, decks, changing fences, or other improvements must first be approved by the Architectural Committee. This includes the addition of an air conditioning unit or radon mitigation unit. The required Request Form can be found on the Woodbrook website, woodbrookbozeman.com under Current Residents, Forms. Email the completed form to woodbrookowners@gmail.com

if you have any questions, please contact Debbie Nelson, Assistant Secretary of Management - (406) 580-5421.

Bio: Samantha Booth- New Woodbrook Resident - New WTOA Board Member



I grew up in Bozeman, just a few blocks from Woodbrook on South Tracy Avenue. After graduating from Bozeman High School in 2008, I moved to Chicago for college, where I majored in Journalism at Northwestern University. In 2013, I moved to Washington, DC to work in the U.S. Senate for former-Montana Senator Max Baucus. After Senator Baucus retired from the Senate, I worked as a legislative staffer for Senator Heidi Heitkamp from North Dakota, focusing on the affordable housing, housing finance and banking portfolio of issues. In 2018, I left the Senate and joined a DC-based nonprofit called the Housing Assistance Council – which

focuses on rural affordable housing issues. In mid-2020, my husband was offered a job working on economic development for the City of Bozeman, and we decided it was time to make the move. We packed up our 500-square foot apartment, our two cats, and were lucky enough to purchase a beautiful townhouse in the Woodbrook community. My husband is settling into his new position with the City, and I've been able to stay on remotely with the Housing Assistance Council. I love to spend my free time hiking, camping, skiing (both cross country and downhill), travelling, and trying out all the new breweries and restaurants Bozeman has to offer!

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

Daniel Bontrop (917) 689-3674

Rachael Briggs (406) 599-3291

Gene Murray (406) 587-7797