

# Cattails January 2020



Happy New Year, 2020!

Those of us on the Cattail Creek HOA Board, Katharina Freche, Neil Ramhorst, and I, Sue Greeno would like to wish you the Happiest of New Years!

Cattail Creek HOA has many changes and improvements happening through 2020.

First, you will notice an increase in our dues from \$200 to \$225. For the last several years, we as an HOA have not been reinvesting in our reserve fund, only dipping into it to help pay for several large budget items which include: the picnic shelter, maintenance of our storm-water detention ponds, litigation, and the round-about. The dues have not increased since 2012. This small increase is necessary in maintaining quality services to our neighborhood and the HOA's financial security.

Second, after several years of dealing with the City, we finally have a plan to move forward with improvements to the round-a-bout. We will be re-landscaping the round-a-bout with a rock-scape to accommodate the City's requirement of driving large trucks onto the area for maintaining the sewer system. We hope to move forward with this project this spring.

Third, we would like to explain the purpose for our 7 stormwater detention ponds. The stormwater detention ponds are mandated by the City of Bozeman to meet regulatory requirements by the DEQ and EPA. Stormwater is rain or snow melt that flows over impervious surfaces collecting pollutants such as trash, dog waste, sediment, fertilizers, soaps, bacteria, and

oil. This polluted stormwater is then transported through a network of underground pipes into the detention ponds. Overflow then drains into Cattail Creek which empties into the Gallatin River. The purpose of a stormwater detention pond is to capture the pollutants and reduce their flow into the water ways protecting public health and wildlife habitat. Maintenance includes cutting down vegetation annually to preserve the capacity of the pond and reduce the risk of flooding. Once the pond loses 6" of capacity, the HOA must dredge the pond.

Also, the Board would like to thank all those members who took part in the passing of our amended By-Laws. This has been a multiple year dedication by the committee. Thank you to all for the positive input we received to make these documents more pertinent and effective for our HOA.

Finally, just some general reminders to all homeowners:

- Remember to remove snow from your sidewalks promptly within 24 hours of a snow event.
- Be responsible dog owners! None of the parks within Cattail Creek are dog parks. Remember, if you are off your property, your dog must be on a leash and you are expected to pick up after your pet. Dog stations with bags are conveniently located throughout the parks and greenway. The City has several Dog Parks in town. There is one on Ferguson if you want to let your dog run and chase balls.

If you are interested in serving on the HOA Board, we would love to have new faces and insight on the Board. Please write [attailcreehoa@gmail.com](mailto:attailcreehoa@gmail.com) for more information.