



CATTAILS

January 2018 Vol. 9

Officers & Directors:

President – Sue Greeno
V.P. – Joe Sands
Design Liaison – Randy Sullivan
Director – Katherina Freche
Treasurer – Neil Ramhorst
Secretary – Callie Miller
Director - Jay Blaske
Director- Angie Matsen

From the President

Season's Greetings for 2018! Cattail Creek COA is looking forward to a prosperous new year. We have continued growth in our association. We look forward to several up-coming projects including the new picnic shelter at Sandan Park and the revamping of the round-about on Catron and Blackbird. – Sue Greeno

From the Board

- Congratulations to Callie Miller and Katherina Freche as new members to the board.
- Please provide your management and board contact information to cattailcreekhoa@gmail.com.

News

- The City of Bozeman will be taking over the construction phase of the picnic shelter project in Sandan park. We anticipate completion spring of 2018.
- The Board of Directors is anticipating updating the Bylaws & Covenants in 2018. All owners will be notified by written notice. A viewing and comment period will be provided via the website. We will need the participation of all owners.

A FEW REMINDERS FOR ALL OWNERS:

- Snow loads must remain on your property. If the snow load becomes too great, you may need to haul it away. Snow may not be pushed across the street to another's area, per Bozeman City Ordinance.
- Please help us keep our sidewalks and streets safe for pedestrians and vehicles. Remove any snow accumulation within 24 hours of a snow event. If parked on the street, move your vehicle at least every 48 hours, otherwise, the City may ticket or tow your vehicle.
- Buildings, fencing and landscaping must be maintained. This includes applying a sealer to fencing, watering lawns, controlling weeds, and pruning vegetation.
- If you live on an alley, please maintain the alley adjacent to your property. This includes sweeping in the summer and snow removal in the winter. Please do not allow debris and garbage to accumulate in these areas. Also, please do not dump your grass clippings in another owner's lot.

Our goal is to maintain a safe environment for our community as well as maintain the highest property value for our Owner's.

Design Review Committee

Updated Design Regulations went into effect July 1, 2017. All Owners' were notified of the proposed changes and a viewing and comment period was offered to owners in October and November of 2016. The intent for the update was to consider building industry changes and new materials that have become available as well as make the review process easier for the applicant and be more effective for enforcement. A few of the changes were:

- Payment for all three inspections is included with Form B. Inspections ensure compliance with the approved plans.
- A Form E (Pre-occupancy checklist) will be filed with the Cattail Creek COA; the intent is to allow prospective owners, prior to completing their purchase, the opportunity to verify the project was completed according to the Cattail Creek Design Regulations.
- Stronger language and increased fines have been added to deter builders from making changes to approved plans without first submitting a Form C (Changes).

Some Requirements have not changed:

- Maximum lap siding is still 5 inches.
- All parking areas must be concrete or asphalt.
- Trees must be a minimum of 2 inches caliper diameter (measured 6 inches from the root ball).
- All street facing yards with grass must have sod installed, including all boulevards.
- Approved landscaping plan must be installed within 2 months of occupancy or by July 15, if weather does not permit.

If you have questions please call Intrinsic Architecture at 406-582-8988.

Other Covenant Enforcement Reminders

Please store garbage cans in an enclosure when not collection day. Please keep all construction sites clean and dumpsters covered. Fines of \$500 will be assessed without notice if construction debris migrated off site.

Cattail Creek seems to have a major problem with dog owners who do not leash their dogs or pick up after them. Every year we have multiple complaints of owners finding "gifts" in their yard, or not being able to enjoy the park areas due to the feces where they walk. It was recently reported by the City that our waterways have unhealthy E.coli levels partially due to uncollected dog waste washing into storm drains, creeks, and ponds. Please make use of the 13 stations located throughout our Park system. Please consider that not all humans or other animals are comfortable around dogs that run at them or jump up. City Ordinance requires that all dogs must be leashed at all times when off your property.

Cattail Creek Community Owner's Association
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