

Dear Southbrook Owners,

The Board is grateful for all that you do to keep our property neat and attractive. The beautiful flowers in the front of so many units are a joy to look at! We can all be so proud of our lovely property, a shaded oasis in the summer heat.

Our Property Manager, Bill Jones, has been able to get a lot of much needed work done during this summer season. The gutters have been cleaned, the sidewalk on 23rd has been beautifully replaced, Bill and Handyman Les Larsen have worked diligently to uncover and repair rotting fences and balconies, and two sides of four buildings will soon be painted. We can be happy that these jobs have all been completed with professionalism and care. Thank you, Bill, for all your work and for finding such competent workers.

I'm sure you are aware when you compare notes with friends in other condominium communities that our monthly fees are quite low, and we can be grateful that our property manager gets so much done at the best rate possible.

Speaking of saving money, we just received word of our water bill. We seem to continue to use an excess of water in our buildings. Recall that we do not pay for our irrigation, which is from a well, so all excess cost is due to use within our units. Please double check that your toilets are not running because of a gasket that needs replacing. Check below for a handyman who can fix your toilet if it needs it.

In order to keep up the beauty of our property, we have some responsibilities also. Keeping our entryways swept clean helps our community looking neat. And those of us with dogs should always pick up after them. Don't leave that job for your neighbor. The Association even maintains a unit for disposing of dog feces in our park area on the east side of the bridge. Bags are provided free of charge. Landlords, please remind your dog-owning tenants of this requirement.

At our annual meeting, some of you asked if we could provide a list of professionals with whom we have had positive experiences. While we certainly can't guarantee that any of the following contractors will meet your specific need, some of us have had good experience with them.

Dry wall and painting: Tried and True Painting, 406-219-1180, triedandtruepainting@gmail.com

Electrical: Christie Electric, 406-587-0568

Service Electric: 406-587-5516

Handyman: Les Larson, 406-595-2219

Handyman: Calvin Stiff, 406-451-6494

Heating and Cooling: Monarch Heating 406-924-6066

Plumbing: Williams Plumbing 406-587-0969

Bridger Mountain Plumbing 801-647-4577

We hope you continue to enjoy your summer.

Sincerely,

Southbrook Condo Board

Marjorie (Jorie) Hanson, President

Bob Davis, Vice-President

Esther Fishbaugh, Treasurer

Karen Boich, Secretary