

Southbrook Newsletter

Bimonthly

manager.southbrook@gmail.com

November 7,
2025



The Southbrook newsletter's goal is to keep residents and owners informed. Our hope is that this will improve communication, which will in turn benefit all of us living in this community.

Community

- An HOA member who did some upgrades this summer recommended an experienced and reliable all-around contractor: Clay Feliciano (406) 451-6650.
 - We hope everyone has a great Thanksgiving. If you are looking for a fun activity that helps the local foodbank try the annual Huffing for Stuffing 5k on Thanksgiving. <https://www.huffingforstuffing.com/>
-

News

- We are still seeking an owner volunteer to join the board in the treasurer role. Email Nancy if you are interested.
- Resident manager Nancy: manager.southbrook@gmail.com
- Our website is southbrookcondos.net
- We are now offering automated payments through a software called PayHOA. Keep an eye on your email for an invitation and instructions.
- Southbrook HOA financial statements are now available on our website under downloads.
- REMINDERS: All exterior alterations need board approval, email Nancy. Each unit can park one car in shared lots.

Projects

- Bill Jones, our property manager with Double T Property Management, has been hard at work providing upkeep for our buildings and grounds. Here are some highlights (details are available on our website in the meeting minutes section):
 - Tree cutting to reduce hazard trees has been completed
 - Painting completed on Building 7 (Units 71-80)
 - Various gutter repairs and gutter guard installation
 - Multiple repairs to second floor decks and railings
 - Flowerbed clean-up in front of units has been accomplished
- Nancy has been working on digitizing our records and processes. Rental unit owners need to have a unit rental agreement and copy of the most current lease agreement on file. We also have a new bookkeeper and our going through accounts to make sure they are accurate and current.
- We are interested in getting your input regarding future projects that will enhance Southbrook, which we will in turn share with our property manager. Click the button below to share your ideas.

[Click here to submit projects](#)

Plans

- 2026 Budget to be sent out in December
- Written ballot to vote on new Southbrook bylaw's amendments will be sent out in December. We are trying to eliminate the refundable deposit and instead charge a transaction fee (\$250) when a unit sells paid by the buyer.

[Unsubscribe](#)