

SPANISH PEAKS CLUB CONDOMINIUM ASSOCIATION

MAINTENANCE, UPGRADE, AND REPAIR TIPS FOR OWNERS

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I PREFACE

If you have been an owner at Spanish Peaks Club Condominium since the units first went on the market, you probably have a file of suppliers and service providers already. However, as new owners arrive, there seems to be the need for a resource where owners can find a list of places to get materials for maintenance/repair and for a list of service providers whom others will recommend for quality of work, timely service, and price (or not – it would be helpful to cull out the marginal performers).

This file is a place where owners can share their experiences in finding the materials needed to maintain and improve their homes as well as recommend (or not) service providers. This site is not an official organ of your Association. Instead, it is a bulletin board where owners can share information. Neither the Board of Directors nor Hammond Property Management have vetted the information contained herein, which is the sole responsibility of the authors of the comments.

President

SPC Condominium Association Board of Directors

II Disclaimer

At the request of the Board of Directors of Spanish Peaks Club Condominium Association, Hammond Property Management (HPM) has agreed to host this file on the HPM web site where it can be accessed by SPC Condominium Owners. HPM has agreed to this hosting as well as to provide some editing of the contents. However, HPM disclaims responsibility for the accuracy of the information that may be entered. Further, Neither SPC Condominium Association nor HPM endorses any of the service suppliers who may be mentioned by SPC Condominium owners in their comments.

Scott Hammond, President

Brad Fretz, President

Hammond Property Management

Spanish Peak Club Condominium Assn.

III USING THIS FILE

Hopefully, you will find this a useful site and will volunteer to add to its contents. Owners are encouraged to share their experiences with service providers and/or knowledge about where to go to obtain materials that might be needed for maintenance or improvements to the interiors of the homes in the SPC.

Hammond Property Management has agreed to host this file on their web site. The file will be maintained in .pdf format, so changes will need to be made by someone with access to a version of Adobe Acrobat that is not free download will need to enter changes to the file. If you have comments you wish to add, just type your comment in MS Word and mail it to Michelle at HPM (michelle@hpmmontana.com). She will convert it to .pdf format and add it to the file.

Please enter your unit number – along with the date – in your comment.

IV MATERIALS

A. Paint

1. Unit 36 (8/30/2014). I found a 5-gallon container of paint in the house when I moved in, and the color seems to match up. The paint was made by Columbia Paint, and the color is Navaho White. The supplier in Bozeman is the Sherwin Williams store in the shopping plaza at the intersection of Huffine Ave and Babcock.

I have the color code if you need it. But you could ask if there isn't a card in their file with my name (Frank Alley); they did a spectrographic analysis of my paint sample. Anyway, I have several gallons of wall paint (low sheen) and a gallon of semi-gloss, if you need some for touch-up.

B. Cabinets

1. Unit 36 - 8/30/2014. Our unit had some empty wall space to the right of the sink, so we added a spice cabinet. The unit is 42" tall, matching the other cabinets. We found the supplier (the manufacturer is Medalion Cabinets) in Bozeman. The supplier formerly was Mario Cabinets (off N. 19th Street and Simmental Way - next to the UPS – now DBA The Flooring Place). Turns out that Mario supplied the builder with the cabinets for unit 36, so they had a file with the specifications. (HPM has a hord of sample doors - and maybe trim - in a closet in the Clubhouse – which was the sales office when there was one in our community. Ryan would let you look at what he has.) The material in our cabinets is maple, color wheat, and door style is Briarwood.) Mario was able to supply the proper cabinet and a piece of molding. (I installed the cabinet and had a finish carpenter put up the molding.)

C. Doors and Windows

1. Unit 36 – 3/16/2015. The windows were made by Pella, and the local supplier is ____
(TBA – more later).

D. Hardwood Floors. (Generally, the floors are circular sawn fir. We need to add the supplier and stain tint.)

E. Carpet (We need to know the supplier, brand and color)

F. Tile (We need to know the supplier, brand, color)

G. Appliances.

1. HPM 3/15/2015. The supplier for the appliances was _____

Plumbing Fixtures. (It appears that Grohe fixtures are ubiquitous in SPC. Who was the supplier?)

1. Unit 36 8/30/2014. If you need to repair a plumbing fixture, you can get the part number from the book of plumbing fixtures that you were provided from Smitty's Plumbing. (This book should be in your unit – provided by the builder or the developer.) Amazon.Com has replacement parts (although they aren't cheap).

H. Lighting Fixtures.

I. Counter tops

J. Molding and Trim

K. Blinds/Curtains

1. Unit 36 – 3/15/2015. Our blinds were provided and installed by – The Blind Guy, in Bozeman (Installation was in late 2009). The workmanship and materials were excellent.

L. Shower Doors.

1. Unit 36, 3/15/2015. We had three tempered glass shower doors installed in 2009 by Bozeman Glass, 1008 N. Seventh Ave, Bozeman. The doors were made by Holcam Bath and Shower Enclosures in Seattle WA. The materials were excellent and the work was pretty good. (One of the doors binds against the tile at the bottom on the hinge side. I adjusted the door with some emory paper.)

V SERVICE PROVIDERS

A. Electrical

B. Plumbing

C. Heating

D. Radon Remission

E. Water Softening/Purification

1. Unit 36, 3/15/2015. Pure Water Solutions (Bozeman) appears to me to have the best technology, and several of our owners have had systems installed. (The technique for water softening is an ion exchange process.) The dissolved Ca/Mg is a real nuisance and will shorten the life of water heaters, washing machines, and dishwashers, inter alia. However, the sales force are somewhat inept. I have been trying to get an estimate for over a year! (The drain system is different in each of the unit types at SPC, and the sales guys can't figure out how to deal with it.)

F. Appliance Repair

1. Unit 36, 3/15/2015. The oven mal-functioned in the Jenn-Air range. Ducello's Appliance Repair (Bozeman) repaired the appliance (replaced a bake element). The work was professional, service was prompt, and the charge seemed reasonable (*ceteris paribus*, as the accounts seem always to qualify their opinions).

G. Firewood

1. Unit 36 – 3/15/2015. Tom Woodruff was our firewood guy, but he has retired his chainsaw. Tom is not disposed to recommend a replacement source.