



Town
Center
Owners
Association

WELCOME to the TOWN CENTER

Welcome!

Welcome to the Town Center! We hope that the detailed information below on the Town Center Owners Association (TCOA) helps to address some of the most common FAQ's about the services that are provided by the TCOA.

Who is the TCOA?

The TCOA was incorporated in 2001 and encompasses the entire 165-acre Big Sky Town Center project. Most property owners in the Town Center will be members of two owners associations; one will be the commercial building or residential owners association, and the second will be the TCOA. As such, property owners in the Town Center will be responsible for the dues assessed by each owners association.

The current directors of the TCOA are Bill, Tom, and Mitch Simkins. The reason that the Master Developer, Simkins Holdings, LLC, needs to control the functions of the TCOA is to ensure that every development in the Town Center is constructed according to the Master Plan and to implement the overarching vision for the project. At a certain point in the build-out of the project, board seats will become available to the membership.



Entry Monument. Karl Neumann photo.

The resort of Big Sky is a young community built on world-class recreational interests and a respect for nature. Like a village piazza, the Big Sky Town Center is the natural gathering place of the area, where everyone comes together.

The 165-acre walking village is surrounded by spectacular 11,000 foot snow-capped peaks. Although the slopes look close enough to touch, they're a few thousand feet above the shops and homes, giving you a milder living climate with mountain access just minutes away.

What are the Annual Dues? When are they Due?

All residential property (single-family and multi-family) is assessed on a 'per unit' basis. The current assessment rate for residential property is \$869 per unit per year, plus a \$25 annual contribution to the Big Sky Community Corporation (BSCC) for trails maintenance. This is due annually on October 1.

All commercial property is assessed based on the unit area. In the case of condominium commercial buildings, each unit owner (including the owner of any common building space – typically the building association) will receive a dues assessment. The current assessment rate for commercial property is \$1.98/sf per unit per year, plus a \$25 annual contribution to the Big Sky Community Corporation (BSCC) for trails maintenance. This is due annually on October 1.

The TCOA is committed to maintaining affordable annual assessments. The operating budget and assessment rate will be reviewed annually, and adjusted as necessary to meet the financial obligations of the Corporation.

The TCOA assessments are administered by CPA Stacy Bateson with Bozeman accounting firm Galusha, Higgins, and Galusha, phone 406-586-2386.



What services are provided by the TCOA?

a) Snowplowing and maintenance of all streets and sidewalks in the Town Center: Any questions or concerns should be directed to the TCOA 406-586-9629.

b) Snowplowing and maintenance of all parking lots in the Commercial District: In an effort to reduce costs and maintain consistency in the quality and timing of the snowplowing in the Town Center Commercial District, the TCOA plows snow on the parking lots in the Commercial District. Both residential and commercial assessments will fund this work, regardless of whether the property owned is in the Commercial District. Although most of the costs associated with these parking lots will be paid by the commercial building owners, some of these costs will be paid by all of the owners in the Town Center due to the benefit that the Commercial District offers to all of the Town Center owners and residents. Snowplowing and maintenance of Ousel Falls Road is covered under Gallatin County's RID 395.

c) Landscaping maintenance, water, and electricity costs for irrigation and lighting of common and/or public open space areas and amenities: The entire cost of the design and installation of these features is provided by the Master Developer, Simkins Holdings, LLC. After construction of these amenities is complete, the TCOA is then responsible for the regular maintenance, irrigation, lighting and power costs, etc.

d) Street lighting: The TCOA has a lighting lease program with NorthWestern Energy which provides for the purchase, installation, maintenance, and daily electricity for the street lights in the entire Town Center project. This lease costs the TCOA \$45-\$85/month/light (depending on location).

e) Parking lot lighting in the Commercial District only: The TCOA has a lighting lease program with NorthWestern Energy which provides for the purchase, installation, maintenance, and daily electricity for the Commercial District parking lot lights in the Town Center project. The lease operates in the same manner as the street light lease.

f) Covenant enforcement and TCOA administration: Currently, Simkins Holdings, LLC fully subsidizes the time that Town Center Project Manager Ryan Hamilton spends on TCOA administration, architectural review, fielding questions from members, working on assessments, event planning and administration, etc. Simkins Holdings is subsidizing his time in order to provide the TCOA membership with the best value in the early stages of the project. The TCOA is not currently paying rent at their office space in the Simkins-Hallin Showroom (RJS Tower Building). However, as the Town Center continues to develop, it is likely that more part-time and then full-time staff will be needed to run the TCOA. Covenant enforcement is very important to ensure that the Design Standards and restrictive covenants, signage plan, etc. are followed by the project developers and business owners.

g) Events: The TCOA has an expanded events schedule to help attract more people to the Town Center, and to provide events for the residents to enjoy. Please see the events calendar on the back page, in Lifestyles, and on the community calendar on the www.bigskytowncenter.com.

h) Reserves: Reserves will be set aside for road, sidewalk, and Commercial District parking lot repair and landscape maintenance, street tree maintenance, etc. The TCOA will make every effort to keep the area looking beautiful and well-maintained over the years. The Town Center will have well-maintained streets, landscaping, lighting, etc., which will help maintain and enhance property values and will help keep the Town Center from looking dated (a common problem in resort areas).

i) Trail maintenance: The TCOA is responsible for maintaining trails as they are constructed in the Town Center.

j) Weed control: The TCOA is responsible for weed control in the road right-of-ways and common/public open space areas. The TCOA sprays for weeds in May or June, with Master Developer Simkins Holdings paying for one-half of the bill for the undeveloped lands in the Town Center.

k) TCOA insurance: The TCOA has obtained the insurance coverage necessary to provide adequate protection and insurance for the corporation, its property, its membership, directors, and officers.

l) Applicable office expenses such as printing and mailing costs, telephone, computers, etc.: The TCOA currently splits Town Center printing costs with Simkins Holdings. Currently, all mailing costs, telephone/internet, computer expenses, etc are paid by Simkins Holdings, LLC.

m) Accounting and legal expenses: The TCOA's accountant is Galusha, Higgins, and Galusha (GHG). GHG administers all of TCOA's accounting, tax preparation, and assessments. Payment of the assessments should be sent to them. Legal council is retained for such things as drafting or reviewing park leases, park use licenses, etc. These costs are managed to provide the best value to the TCOA membership.

What services are NOT currently paid for by the TCOA?

Simkins Holdings, LLC, the master developer of the Town Center project, is currently subsidizing the payroll and administrative costs to the TCOA for the following work items:

- Office space, computer and internet costs, telephone costs

- All of the payroll costs associated with administering the TCOA,

such as:

- Covenant enforcement
- Managing maintenance contracts
- Detailed architectural review and approval (the TCOA pays for professional review of plans)
- Inquiries from TCOA members
- Mailing notices & holding regular & special meetings
- Managing the light lease program
- Administering annual dues with accountant/CPA
- Event administration and coordination

How is Signage Handled in the Town Center?

The Town Center has its own Master Signage Plan which has been approved by the County. The Town Center Owners Association (TCOA) is responsible for the administration and enforcement of these signage regulations. These signage regulations outline the design standards and size requirements for all signage in the Town Center. The TCOA submits to the County Planning Department a summary of the approved sign permits twice per year.

Each building has a maximum signage area which is determined based on the location and configuration of the building. The formula for this calculation can be found in the Master Signage Plan document. After the maximum signage area is calculated, each building owner/manager should create a signage plan that meets the tenant's needs and fits within the signage regulations. All signage in the Town Center needs approval by the TCOA prior to sign construction and installation. This includes all window, wall, hanging, freestanding, projecting, or other sign types. The TCOA will expeditiously review the application to ensure that the design, colors, content, and size of the proposed signage meets the regulations. The total signage area, and the approved signage is tracked by the TCOA and the County to ensure that all buildings have signage that meets the regulations.

The TCOA is available for any questions concerning the signage or any other inquiry. The Master Signage Plan can be downloaded from the web at the following address, www.bigskytowncenter.com or you may contact the TCOA at 406.586.9629 to request a copy.



bigskytowncenter.com

We invite you to check your website! The TCOA maintains an extensive website designed to keep you updated on the businesses, activities, and events in the Town Center. For TCOA members, there is an "Owner's Association" tab where you'll find information on the TCOA - from annual meeting to budget information. There are also coupons available on the website, so be sure to support your local businesses!



We want your email - reduce mailing costs!

We would like to add your name and email address to our newsletter mailing list! Please email us your name and email address so that you can stay current with Town Center news and events. Please send an email to ryan@bigskytowncenter.com, or sign up for the newsletter on the Town Center website.

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MONTANA

Contact Info

Please feel free to call or e-mail us with any questions, concerns, observations, or suggestions.

Bill Simkins
President
bill@bigskytowncenter.com
(406) 556-6794

Ryan Hamilton
Project Manager
ryan@bigskytowncenter.com
(406) 556-6792

Greg Iszler
Site Services
greg@rockymountaintownworks.com
(406) 600-4455

Wendy Swenson
Events and Graphics
towncenter@bresnan.net
(406) 570-2417

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