

# BIG SKY

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## TOWN CENTER

M O N T A N A



Karl Neumann photo

### Town Center Owners Association, Inc. Fall 2013 Newsletter





Photo from the new Town Center Sales Office, the location of the Annual Meeting

## ANNUAL MEETING

The TCOA annual meeting will be held at 2:00 PM on Tuesday, October 8, 2013 at the Town Center's new Sales Office in Town Center, 33 Lone Peak Drive, Suite #204, Market Place Building. Included with this newsletter is an agenda for this year's meeting, a proxy (if you cannot attend), and your assessment.

## RECYCLING

Recycling is a great way to cut down on the waste in landfills. While we do not have the luxury of curbside recycling here in Big Sky, the bins are conveniently located in the Town Center on Aspen Leaf Drive and they accept the following items: office paper, newspaper, magazines, plastic #1 - #7, and aluminum and steel cans. The recycling bins do not accept glass or styrofoam, so please dispose of these in your trash. [recyclemt.com](http://recyclemt.com)



## CENTER STAGE AT TOWN CENTER PARK

Center Stage at Town Center Park hosted the Arts Council's free Music in the Mountains Thursday night summer concert series, the 3rd Annual Big Sky Classical Music Festival, 3rd annual Big Sky PBR (2 nights!), concerts, Shakespeare in the Parks, sporting events, wedding receptions, and much more over the last year.

Excitement has continued to grow over the new park and it is becoming an important central gathering place in Big Sky.

The improvements to the park were installed and funded in 2010 by master developer Simkins Holdings, LLC, and the ongoing maintenance (i.e. mowing, irrigation maintenance, water costs, etc) is paid by the TCOA and possibly also supported by park users in the future.

The park is available for rent. Please call Ryan 406-586-9629 to reserve the park for your event or special occasion.

## BIG SKY FARMERS MARKET

The fourth season of the Big Sky Farmers Market saw many new vendors and enjoyed very strong attendance! Thank you for your support of this community event!

There were eight weekly markets from July 10 through September 4, and the market averaged over 90 vendors per week. Vendors come from around the valley, across Montana, and as far away as Idaho, Wyoming, and Minnesota. Live music each week was provided by local musicians and a few past favorites from out-of-state.

We appreciate everyone who sponsored or participated in the market. We feel that this has become one of the featured events of the summer in Big Sky!

## TOWN CENTER ICE RINK

The Town Center Ice Rink is a staple of the Big Sky community in the winter months. For a few years now, the Big Sky Skating and Hockey Association (BSSHA) has provided a high-quality outdoor open-air ice rink for public use in the Town Center. Last winter was the first season skating under the new lights, which have made it much easier and safer to use the rink after dark. The '75 Zamboni was also used for the second season and has provided high-quality ice for hockey games and public skating. The kiddie rink, always open for public skating, expanded this year to provide more area for kids to skate even when a hockey or broomball game is going on.

Increasing the number of skating events has been a big focus for the BSSHA this winter. Youth and adult hockey leagues and broomball really took off last season. The annual Pavelich Invitational hockey game is one you won't want to miss featuring a puck drop from none other than Big Sky's NHL legend Marty Pavelich.

If you have an interest in helping or volunteering with the BSSHA, or if you're a hockey player, or if you have kids who may want to play or be part of the youth program, please email [bigskyice@gmail.com](mailto:bigskyice@gmail.com) or 406-579-2099 or [bssha.org](http://bssha.org). Thanks so much for the support from the Resort Tax, Yellowstone Club Community Foundation, donors, and volunteers!



## NEW WEBSITE - BIGSKYTOWNCENTER.COM

We rolled out a brighter and cleaner looking website while making it easier to navigate with less clutter. The site is mobile responsive which means that it will automatically adjust how it displays based on what size device is being used - smart phone, iPad, desktop, etc. We invite you to poke around and let us know what you think.

## REMINDER FOR THE COMMERCIAL DISTRICT

Our commercial (and zoning) district is divided into two areas - Neighborhood Commercial and Commercial Core. Here are two distinctions to remember:

1. Commercial Core (East side of Ousel Falls Road)
  - a. Allowed to have one sandwich board sign per ground floor business.
  - b. Retail shops and restaurant uses are required for a minimum of 60% of the footprint area on the ground floor.
2. Neighborhood Commercial (West side of Ousel Falls Road)
  - a. Not allowed to have sandwich board signs at all. Please remove them if you have them.
  - b. No restriction on the relative mix of retail, restaurant, or office.



## SKYLINE BUS SERVICE

During the ski season, the Skyline bus service is your ticket to FREE, non-stop, hourly trips to the resorts and back to the Town Center. The buses accommodate skis, boards, poles, and all the gear. Ride the bus and save on gas!

Skyline will be operating their summer schedule until Sept 8 and on Sept 9 they will switch to the "shoulder season" schedule, which means two round trips between Big Sky and Bozeman (M-S until Oct 04). The link service will be M-F starting on Oct 5 and the local service will be demand-response starting Sept 9 (M-F) (i.e. call in to schedule a ride). The early winter and winter schedules will be set in early Sept. Please call or email for further details. [skylinebus.com](http://skylinebus.com)

## \$25 FOR TRAIL MAINTENANCE

On your assessment, you'll see a \$25 fee for Big Sky trails maintenance. In 2009, the TCOA Board of Directors passed a resolution to assess each Town Center unit/lot owner a \$25 annual fee to be donated to the non-profit Big Sky Community Corporation (BSCC) for the maintenance of trails in the Big Sky area. Many other Big Sky owners' associations have implemented a similar assessment. Each year, the TCOA contributes over \$2,400 to the BSCC to be used for trail maintenance.

## SITE SERVICES CONTRACTOR

We would like to thank Greg Iszler of Rocky Mountain Townworks who provides clients like the Town Center with services such as snow and trash removal, lawn mowing, banner and sign management, maintenance of parks, trails, and building assets, event set-up/take-down, and better coordination between businesses/residents and the Town Center developers in Bozeman. Greg makes us look good 24/7/365.

Greg is not on-site 24 hours a day, but please contact him immediately should you have knowledge of any issues of concern that could cause harm or damage to people or property in the Town Center. Please keep his number handy!

## CONTACT INFORMATION

Greg Iszler  
Rocky Mountain Townworks  
mobile/text: (406) 600-4455  
greg@rockymountaintownworks.com



## NEW TOWN CENTER BUSINESSES

### El Patron

El Patron Cocina y Cantina opened its doors in July 2013 serving authentic Latin American and Mexican cuisine along with a great music lineup. Visit them for lunch, dinner, or drinks with friends. Walk-ins are welcome, good for groups, and features a sunny outdoor patio. 118 Ousel Falls Rd. 406-995-7222

### Spur Coffee

Finally, a great coffee shop in Big Sky! Spur Coffee is the place to grab your fix anytime Mon-Sun 7am-1pm. They serve all of your favorite caffeinated beverages to get your body going, along with delicious organic juices, yogurt, granola, quiche, pastries, and sandwiches. This is a perfect spot to meet friends for coffee or lunch, or for a business meeting. Located in the Ousel and Spur Pizza Company space, next to Lone Peak Cinema. 406-995-7175.

### Architect David C. Fowler

Architect David C. Fowler opened an office inside the Peaks Centre Building in the Town Center (behind Hungry Moose). The office will complement two other offices in Bozeman and Atlanta. A contemporary architect, Fowler has experience in both commercial and residential architecture and is currently working on several projects at all three locations. dcfarch.com.

### Big Sky Life & Bozeman Audi - Big Sky Showroom

Located in Town Center's Market Place Building, Bozeman Audi offers the highest quality of all-wheel drive vehicles in the state. Audi is known for its superior handling at the altitudes we have in Montana, and Bozeman Audi consistently produces the highest level of customer service.

Big Sky Life showcases essential products for the Big Sky lifestyle, from beauty products and designer clothing, to items for your treasured pets. Big Sky Life stocks luxury products that are made locally in Montana or throughout the USA, they are sustainably sourced, organic, reclaimed, and socially responsible. Stop by to see them in the Town Center's Market Place Building. 406-995-2240 or [facebook.com/BozemanAudiBigSkyShowroom](https://facebook.com/BozemanAudiBigSkyShowroom).

### L&K Real Estate

L&K is a specialized real estate brokerage, consulting and development firm based in Big Sky, Montana. With over 40 years of combined realty experience, the L&K team has represented over \$1 billion in transactions among real estate, consulting and development projects in seven countries. 406-995-2404

### RMR Group

RMR Group's new office is on the second floor of the Market Place Building, #201. RMR Group is a company based on exceptionally skilled craftsmen who are dedicated to building homes that incorporate modern technology with traditional joinery. [rmrgroup.net](http://rmrgroup.net).

### Creighton Block Gallery - Private Collection Salon

The Creighton Block Gallery, located in the Market Place Building, opened their Private Collection Salon on the second floor above the main gallery. [creightonblockgallery.com](http://creightonblockgallery.com)

### Vacation in Big Sky

You've heard of Big Sky Luxury Rentals, Yellowstone Luxury Tours, Shuttle to Big Sky & Taxi and Alpine Property Management. Now, meet the one company that unifies them all, Vacation Big Sky. From transportation to accommodation, Yellowstone Tours to care-taking, Vacation Big Sky caters to all aspects of vacations in Big Sky with the same great team and the exceptional service of each of their divisions. For more information, visit their website at [vacationinbigsky.com](http://vacationinbigsky.com).

### Winter & Company Real Estate Merges into Christies Pure West Real Estate.

Shawna Winter and Lynn Milligan have joined the team at Christies Pure West Real Estate. They plan on maintaining their current office location next to Lone Peak Cinema, and they can be reached at 406-995-2093.

## 32 TOWN CENTER AVENUE NOW AVAILABLE



TNG Development is currently constructing a new mixed use COMMERCIAL and RESIDENTIAL building on Town Center Avenue which will be available for occupancy this NOVEMBER, 2013! There will be three retail spaces ranging from 1,250 sqf to 1,500 sqf on the ground floor, and four spacious, loft-style apartments (two 2-bedroom and two 1-bedroom) on the upper floor. Contact John Romney at (314) 359-5450 for more information.

## BIG SKY MEDICAL CENTER TO BREAK GROUND SPRING '14

Bozeman Deaconess Health Services will break ground on the Big Sky Medical Center in Spring 2014; the facility is planned to open in fall 2015. The Big Sky Medical Center will offer 24/7/365 emergency services with a helicopter pad for air ambulance service and a 5-bed inpatient unit for admissions appropriate for a Critical Access Hospital. The hospital will be designed to expand to 10 beds without requiring building expansion. Medical services will include on-site diagnostic imaging featuring general radiology, CT, ultrasound, and mobile MRI compatible, Laboratory Services, an integrated pharmacy, and expanded retail coverage. Look for the new sign in the Town Center marking the location of the new Big Sky Medical Center.



Visit their website for updates:  
[bigskymedicalcenter.com](http://bigskymedicalcenter.com)

## RECENTLY COMPLETED COMMUNITY PROJECTS



Community  
Wayfinding  
Signage  
(Phase 1)

Entry  
Roadway  
Lighting



Big Sky PBR. Outlaw Partners photo

## TOWN CENTER HOSTS 3RD ANNUAL BIG SKY PBR

On Wednesday July 31 and Thursday August 1, Big Sky hosted the third annual Big Sky PBR, now the biggest event on the Touring Pro Division series. The PBR event drew about 35 bull riders from around the world! The bulls were nasty, the cowboys tough, the evenings spectacular, and the energy was electrifying - it truly lived up to its claim as the Event of the Year. In fact, the Big Sky PBR was the first Touring Pro Division event that was broadcast on pay-per-view TV! The CEO of PBR called the event, "The best bull riding I've seen in 10 years." The event was so successful that the PBR executives are discussing whether to promote the event to the big leagues - to a Built Ford Tough event! There's no telling what's next for this event, which continues to break the mold.

The event was sponsored by the Yellowstone Club, Continental Construction, Outlaw Partners, Simkins Hallin, Big Sky Town Center, and many others.



Big Sky PBR. Outlaw Partners photo

## 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 items:

- Office space, computer, internet, and 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

Please remember that you're likely a member of two owners' associations: the TCOA, and your building/condo HOA.

## 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's 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. However, as the Town Center continues to develop, it is likely that more part-time and ultimately 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's parks and streets (venues) continue to see an expanding events schedule that helps attract more people to the Town Center. Please see the events calendar on the back page and on the online community calendar on the [bigskytowncenter.com](http://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. 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.
- 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 counsel is retained for such things as drafting or reviewing park leases, park use licenses, bad debt enforcement and collections, etc. These costs are managed to provide the best value to the TCOA membership.



## FY 2014 OPERATING BUDGET

Operating Budget FY 2014 (Oct 1, 2013 - Sept 30, 2014)				
		2013 Budget	2013 Projected	2014 Budget
1	<b>Cash In</b>			
2	Assessments	254,488	257,608	275,000
3	Other Income	16,500	15,104	29,500
4	Loan from Master Developer	45,000	44,000	45,000
5	<b>Total Cash In</b>	<b>315,988</b>	<b>316,712</b>	<b>349,500</b>
6				
7	<b>Cash Out</b>			
8	Accounting	10,000	7,600	2,500
9	Bad Debt	18,600	35,400	36,000
10	Bank Charges	100	27	50
11	Copier/Printing	1,200	500	500
12	Events, Contract Labor, Advertising	32,000	27,400	28,000
13	Insurance	9,870	9,870	5,000
14	Legal	1,500	567	1,000
15	Licenses, Permits & Memberships	900	1,403	1,450
16	Miscellaneous	2,500	50	1,000
17	Professional Review	3,000	750	3,500
18	Site Services (repairs/maintenance)	180,000	169,192	180,000
19	Taxes	13,000	13,649	14,000
20	Utilities	45,000	56,524	60,000
21				
22	Prior year Payables	12,325	14,007	23,000
23				
24	<b>Total Cash Out</b>	<b>329,995</b>	<b>336,939</b>	<b>356,000</b>
25				
26	Net Cash Provided (Deficit)	(14,007)	(20,227)	(6,500)

## WE ACCEPT CREDIT CARDS



The TCOA offers the option of paying your annual dues by credit card. Of course, a check is much preferred, but if a card works better for you, please contact our accountant, Stacy Bateson at (406) 404-1925 or email her at sbateson@amaticscpa.com and ask for a PayPal invoice to be emailed to you. Payment plans can also arranged and are strongly encouraged in lieu of non-payment. Stay in touch!



## BY THE NUMBERS

20% - of total TCOA membership is in the commercial district

80% - of total TCOA membership is in the residential district

69% - of total TCOA budget is paid by commercial members

31% - of total TCOA budget is paid by residential members

15% - of total TCOA budget currently paid by Master Developer ownership group for properties owned in the Town Center

## COMMENTS ON THE 2014 OPERATING BUDGET

**Line 2** - Assessments for both residential and commercial property remained the same in 2014. Commercial space is assessed \$2.08/sf/yr, and residential units are \$912 /unit/yr. The \$25 annual fee on your invoice goes directly to the Big Sky Community Corporation (BSCC) for Big Sky area trail maintenance, and is not part of the assessments for the TCOA. See additional discussion of the trails maintenance contribution on p.3.

**Line 3** - Other income includes revenue from the \$1,000 new membership/initiation fees, finance charges, event sponsorship, market vendor fees, t-shirt sales, etc. The TCOA is expecting the amount of new membership/initial fees to increase in 2014.

**Line 4** - A budget shortfall is anticipated in the coming year. The balance will be made up by a loan from the master developer, Simkins Holdings, LLC.

**Line 8** - Accounting and tax preparation is managed by Galusha Higgins and Galusha in Bozeman, but is now aided by the help of Karly Bjella who does not charge the TCOA for her work.

**Line 9** - The TCOA has a few delinquent member accounts from previous and current assessments. Liens have been filed on the properties and all efforts are being made to collect these assessments and the associated legal fees and finance charges.

**Line 12** - Erik Morrison is the contract labor shown here and his TCOA duties include website maintenance, event coordination, sponsorship acquisition, social media, advertising, etc. Currently the contract labor is only about 7% of the total expenses. The TCOA does not pay for any of Ryan Hamilton or Karly Bjella's time spent on duties with the TCOA.

**Line 13** - Insurance costs decreased in 2014 due to efforts by the TCOA to negotiate a better price on the contract.

**Line 18** - We feel the quality and reliability of the site services (repairs and maintenance) are worth the investment. Maintaining a clean and inviting site, hosting events, and prompt event clean-up has helped attract businesses to the Town Center. Also, quality and timely snow removal reduces the risk profile of the TCOA.

We continue to make every effort to reduce expenses in all areas without compromising the quality and vitality of the Town Center. Your suggestions are welcome and may be directed to Ryan at ryan@bigskytowncenter.com or 406-580-2260.

## 2014 COMMUNITY EVENTS CALENDAR

### FEBRUARY

Dummy Jump  
Big Sky Big Grass Bluegrass Music Festival

### APRIL

Pond Skim

### JULY

4th of July Concert & Fireworks  
4th of July Celebration  
Big Sky Farmers Market  
Wednesdays thru early Sept.  
Music in the Mountains Free  
Concert Series Thursdays thru Aug.  
Brewfest  
Big Sky Food Festival  
BSCC Annual Gala  
Big Sky PBR

### AUGUST

Big Sky PBR  
KLIM Big Sky XC  
Big Sky Classical Music Festival  
Dog Days of Summer  
Big Sky Disc Golf Tournament  
Shakespeare in the Parks

### SEPTEMBER

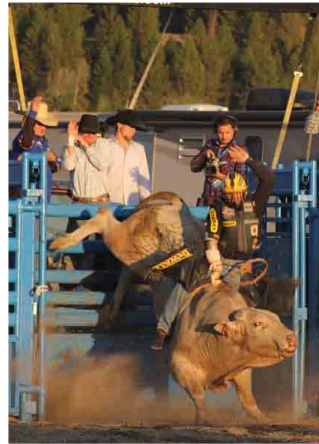
Spruce Moose Music Festival  
Mountain Fest  
Big Sky Chamber Golf Tournament

### DECEMBER

Arts Council of Big Sky Annual  
Madrigal Dinner  
Big Sky Christmas Stroll  
Pancakes with Santa



Bluebird Sky, Big Sky Farmers Market



Big Sky PBR, Outlaw Partners Photo

## CONTACT INFORMATION

Please feel free to call or e-mail us with any questions, concerns, observations, or suggestions. We want to hear from you!

Bill Simkins, President  
TCOA  
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(406) 586-9629

Ryan Hamilton  
Project Manager  
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(406) 556-6792

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

Erik Morrison  
Events & Social Media Manager  
erik@lovestreetmedia.com  
(406) 570-6579

## NOTICE OF ANNUAL MEETING

Tuesday October 8, 2013  
2:00 PM  
33 Lone Peak Drive, #204  
Market Place Building  
Town Center  
(above Audi Showroom)

If you're not on the Town Center's e-newsletter list, email us at [ryan@bigskytowncenter.com](mailto:ryan@bigskytowncenter.com) to stay updated on community events & happenings.

## "THANK YOU" TO ALL TOWN CENTER BUSINESSES

Grizzly Outfitters  
Hungry Moose Market & Deli  
Medical Clinic of Big Sky  
Big Sky Western Bank  
The Cave Spirits & Gifts  
Centre Sky Architecture  
Carole Sisson Designs  
Big Sky Luxury Rentals  
Alpine Property Mgmt.  
Shuttle to Big Sky & Taxi  
Montana Chiropractic & Sports Medicine

Montana Living  
Big Sky Real Estate  
The Gourmet Gals  
Big Sky Build  
Prudential Big Sky Real Estate  
Monica's Salon & Day Spa  
Sotheby's Real Estate  
Pure West Properties  
Charsam Gallery  
Creighton Block Gallery  
SW Montana Plastic Surgery  
Performance Rentals  
Lone Peak Cinema

Ousel & Spur Pizza Co.  
Gallatin River Gallery  
Outlaw Partners  
Elevated Fitness  
Big Sky Resort Area District  
Choppers Grub & Pub  
Big Horn Boutique  
China Cafe

Vacation in Big Sky - New!  
LK Real Estate - New!  
El Patron - New!  
Bozeman Audi - Big Sky Showroom - New!  
Big Sky Life - New!  
Spur Coffee - New!  
RMR Group - New!  
Town Center Sales Office - New!  
Creighton Block Gallery - Private Collection Salon - New!

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[bigskytowncenter.com](http://bigskytowncenter.com)