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TOWN CENTER EVENTS



BIG SKY FARMERS MARKET

The 10th season of the Big Sky Farmers Market saw a great mix of new local vendors, returning veterans, and it enjoyed strong attendance! There were 17 weekly markets from June through September, and vendors came from around the valley, across Montana, and as far away as Idaho, Wyoming, and Vermont. Our offerings from regional farmers continue to grow as we've created strategic partnerships with vendors like Cedar Rose Farms, Kokoro Flowers and others who now specifically grow for and service our market. A variety of local and regional artists entertained our guests each week with standout performances by Yamama (7 piece all-woman World Rhythm ensemble), Aerial Arts of Bozeman, guest artists from the MSU Strings Orchestra, and Double Barrel. A sincere "thanks" to The Cave Spirits & Gifts, Big Sky Build, The Outlaw Partners and all of the other vendors and sponsors for helping support the market!

8TH ANNUAL BIG SKY PBR

The Big Sky PBR returned to Town Center spanning four days of events July 25-28 including a street dance in downtown Big Sky, art auction, four live concerts, a charity golf tournament, three nights of professional bull riding, and fireworks. Wow! Big Sky's biggest week drew an estimated 20,000 people to Town Center while generating over \$100,000 for charity. Voted by Touring Pro bull riders as PBR's five-time Event of the Year 2013-2017, the 8th annual event is a strong contender to hold its title. Bull riders' who compete in the Big Sky PBR event earn points that count towards PBR's prestigious Velocity Tour, where riders earn more points to bring them closer to qualifying for PBR World Finals held in Las Vegas. Big Sky welcomed 40 premier athletes, including 20 of the top 50 ranked bull riders in the world. The Big Sky event was live-streamed online by PBR's Ride Pass, allowing people from around the globe to get a taste of the action and to share Big Sky, Montana with the world -- one bull ride at a time. Colton Jesse won the Big Sky event and took home a Gibson guitar, a bronze statue, a custom bracelet from Shelly Bermont, a YETI cooler, a side-by-side, a TV, and a big check for over \$20,000!



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 Annual Big Sky Classical Music Festival, concerts, Shakespeare in the Parks, the Big Sky Fly Fishing Festival, sporting events, and many more events. The park continues to be an important central gathering place in Big Sky, and there are exciting plans for this venue in the future, including a newly refrigerated ice rink this winter...stay tuned for more info.



TOWN CENTER SERVICES

NOTICE OF ANNUAL MEETING

WEDNESDAY, OCTOBER 24, 2018 • 1:00 PM

SEE PAGE 7 FOR DETAILS

SKYLINE BUS SERVICE

Plan your trip with the help of Skyline. Skyline bus service is your ticket to FREE, non-stop, hourly trips to the resorts and back to the Town Center during the ski and summer seasons. The buses accommodate skis, boards, poles, bikes, and all the gear. Skyline will be operating their summer schedule through Sept 28. Their shoulder-season schedule will run from Sept 29 - Nov 18, and the winter schedule will run from Nov 19 - April 21. The Link service will be M-F from Sept 29 through Nov 18. Big Sky local service is available by demand response M-F from Sept 29 through Nov 18 (i.e. call to schedule a ride). The winter schedule will be set by mid-October.

Call 406-995-6287, email info@skylinebus.com or visit skylinebus.com for additional news and schedule details.

BEAR SMART BIG SKY KODIAK TRASH CANS

The Gallatin Canyon/Big Sky Zoning Regulations and the TCOA require the use of animal-proof trash containers. Bear Smart Big Sky, L&L Site Services, Republic Services, The Wildlife Conservation Society, the TCOA, and others are helping to ensure that people and bears safely coexist. The goal is to minimize the number of bear incidents as a result of human actions. If you don't have an animal-proof trash can, call L&L Site Services or Republic Services and tell them you would like to get a "Bear Can" delivered to your residence. They should remove the old one. If bears receive a food reward from trash, they become habituated to people and become bolder and a danger to people. This summer, bears have been receiving a trash reward in neighborhoods throughout Big Sky by either not having an animal-proof trash can, or overfilling them. As a result, six bears have been captured and relocated and two have been euthanized. Your actions matter. Thank you for having an animal-proof trash can and using it properly!

\$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 Organization (BSCO) for the maintenance of trails in the Big Sky area. Many other Big Sky owners' associations have implemented a similar fee. Currently, the TCOA contributes over \$5,500 per year to the BSCO to be used for trail maintenance.

OUSEL FALLS ROAD, RID 395

Ousel Falls Road is maintained by a Rural Improvement District (RID) that is managed by engineering firm Morrison-Maierle. At a couple of our annual meetings, a few questions were raised about safety on Ousel Falls Road due to increased traffic and speed. One solution, a traffic signal at Ousel Falls Road and Lone Mtn Trail, was installed in 2017. A number of additional solutions continue to be discussed such as speed dips/humps, additional signage, a stop sign, de-commissioning a crosswalk, letter to truck drivers, contractors, etc.

Questions? Call Ryan Hamilton at 406-586-9629 // ryan@bigskytowncenter.com or Jack or Eden at Morrison-Maierle at 406-587-0721.

TOWN CENTER AREA TRAILS

Town Center area trails are being utilized by Big Sky residents and visitors for hiking and beginner/intermediate mountain biking. The trails provide excellent opportunities for varying distance and difficulty right from the heart of Big Sky.

HUMMOCKS TRAIL is a 2.8 mile loop intermediate natural surface trail for bikers, hikers, and runners. The trail starts and ends at the Hummocks/Uplands trailhead found off of Aspen Leaf Dr. Dogs are welcome off-leash under voice control.

UPLANDS TRAIL is a 2.0 mile out-and-back intermediate level natural surface trail for bikers, hikers, and runners. The trail connects you to the Ralph's Pass Trail or can start and end at the Hummocks/Uplands trailhead off of Aspen Leaf Drive. Dogs are welcome off-leash and under voice control.

RALPH'S PASS is a 2.7 mile intermediate/advance natural surface trail that connects between Uplands Trail and the Ousel Falls trail. A significant portion of the trail falls within dedicated subdivision open space and through areas of natural beauty. The trail is accessed via either the Hummocks/Uplands trailhead or the Ousel Falls trailhead. Dogs are welcome on a leash and the trail is open seasonally from June 15-Oct 15.

SOUTHFORK LOOP is a 1.0 mile beginner level natural surface trail open to hikers, bikers, and runners. The trail is a short loop adjacent to the South Fork of the West Fork of the West Gallatin River (a mouthful!) and can be accessed at the Southfork trailhead off of Aspen Leaf Drive immediately after you cross the bridge. Dogs are welcome off leash and under voice control.

TOWN CENTER BUILDING PROJECTS

WILSON HOTEL – OPENING SPRING 2019

Named after President Woodrow Wilson and nearby Wilson Peak, the Wilson Hotel, a 129-room Marriott Residence Inn hotel, will be completed next spring and will feature a full-service restaurant, fitness center, pool, along with retail space fronting the Town Center Plaza on the south side.



TOWN CENTER PLAZA

TO BE COMPLETED FALL 2018

The central plaza or “piazza” is nestled in the bends of Town Center Avenue, flanked by the Wilson Hotel, a 129-room Marriott Residence Inn, and two mixed-use commercial buildings. This “outdoor room” is designed to be the central gathering point for the entire community of Big Sky in general, and the Town Center specifically.

The space has been designed to host a myriad of events and features a couple of fire elements, signature live conifer “Christmas” tree, a bronze fish sculpture drinking fountain from a Montana artist, a Deborah Butterfield horse sculpture, outdoor seating, festive lighting, children’s playscape, and a mix of landscapes and hardscapes. We are very excited to showcase this incredible space!



WILLIE’S DISTILLERY

Willie’s Distillery is coming to Big Sky in 2019 with a 7,000 sf two-story, two-level bar tasting room with views of Big Sky’s surrounding mountain tops.



ORANGE FLAGS ENHANCE

PEDESTRIAN SAFETY TAKE IT TO MAKE IT

This summer, the Big Sky Community Organization completed a pedestrian flag crossing program in the Town Center corridor of Ousel Falls Road in an effort to make an easier and safer crossing for pedestrians. Due to the large volume of traffic on the road, pedestrians are encouraged to pick up a crossing flag from the holder to carry with them across the street to help make them more visible to traffic. After crossing the road, pedestrians should place the flags back in a holder to be used by others crossing in the opposite direction. The aim of the program is help create a safer environment for pedestrian traffic and encourage locals and visitors alike to consider walking to Town Center instead of driving. The program works best when the flags are placed back into the supplied holders after use so as to be available to others to use. Please do not take the flags home as they are a community asset for all to use - not just one person or a single use.



TOWN CENTER BUILDING PROJECTS

HAAS' NEW BUILDING

This mixed-use commercial and residential building features commercial space on the ground floor and both 1 and 2 bedroom residential condos with balconies viewing Lone Mountain and the Gallatin Range on the second floor. The south end of the building will feature a new restaurant with spectacular views from the covered patio. The Cave Spirits and Gifts new location bookends the north side, and there are several retail/office spaces available. The building will be complete in September.

Call 406-995-4552 with commercial or residential space inquiries.



45 NORTH CONDOS

All twelve of the 45 North Condos are now complete. Big Sky Dream, LLC built on the momentum and popularity of the Elevation 6000 Condo project in the heart of Town Center with these twelve condos located along Simkins Drive and Golden Stone Park, between the Golden Stone Place condos and the Essentia Condos.

For more info, contact listing agent Matt Zaremba at 406-580-6134.



RECYCLING

Curbside recycling is currently available in Big Sky - call L&L Site Services or Republic Services. The free drop-off recycling bins are located at 47280 Gallatin Road, (Hwy 191) on the frontage road between Gallatin River Guides and the Whitewater Inn, in the Canyon. Visit recyclemt.com for more information, or check in with the Big Sky Community Organization at bscomt.org.

ANTICIPATED CONSTRUCTION IN 2019

In addition to these projects, construction in 2019 may include:

COMMERCIAL DISTRICT: We anticipate the ground-breaking of up to a couple of mixed-use commercial and residential buildings, one all-commercial building, a couple of parking lots, as well as the continued construction of the Wilson Hotel and Plaza Lofts Building.

RESIDENTIAL DISTRICT: Depending on a number of factors, residential construction may continue on a project or two north of Aspen Leaf Drive.

PLAZA LOFTS BUILDING

This mixed-use building fronting the plaza and flanking the new Wilson Hotel and existing Building 47 will open next spring and will consist of ground floor commercial and upper story residential. Langlas Construction is the contractor, and Lone Mountain Land Company is the project developer.

For more information, call Dan at 203-227-2922.



GOLDEN STONE PLACE CONDOS

Lone Mountain Land Company has now completed all 32 Golden Stone Place residential condos on two lots along Simkins Drive.



TOWN CENTER SERVICES

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 removal snow in 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) Landscape 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 on average about \$90/month/light. Recent light installations feature LED technology, which has a more uniform light pattern (minimizes bright spots), low energy consumption, and lower maintenance expenses, which means a reduced lease costs to TCOA. All street lighting is 100% down-lit and compliant with dark sky guidelines.

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. Recent light installations feature LED technology, which has a more uniform light pattern (minimizes bright spots), low energy consumption, and lower maintenance expenses, which means a reduced lease costs to TCOA. All parking lot lighting is 100% down-lit and compliant with dark sky guidelines.

f) Covenant enforcement and TCOA administration: Currently, Master Developer Simkins Holdings, LLC fully subsidizes the time that Town Center's Project Manager Ryan Hamilton spends on TCOA administrative activities such as: architectural review, fielding questions from members, managing budgets and assessments, managing events, managing signage, parking district management, site services management, etc. 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. Simkins Holdings continues to subsidize this time in order to provide the TCOA membership with the best value early-mid stages of the project. However, the TCOA board is now considering hiring an executive director to handle many of these tasks, and Ryan and the TCOA board will work with the person in this position to run the TCOA even more efficiently and effectively.

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 bigskytowncenter.com or visitbigsky.com.

h) Reserves: Reserves may 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.

i) 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 throughout the spring/summer, with Master Developer Simkins Holdings paying for one-half of the cost since it is responsible for the undeveloped lands in the Town Center.

j) 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.

k) Applicable office expenses such as printing and mailing costs, telephone, computers, etc.: Currently all printing, mailing, telephone, internet, computer expenses, etc. are paid by Simkins Holdings.

l) Accounting and legal expenses: The TCOA's accountant is Rudd & Co. in Bozeman. Rudd administers 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 easements, leases, licenses, bad debt enforcement and collections, etc. These costs are managed to provide the best value to the TCOA membership.

WE ACCEPT CREDIT CARD & PAYPAL

The TCOA offers the option of paying your annual assessments by PayPal or credit card (a 3% processing fee will be added for payments made in this manner). A check is preferred, but if a card works better for you, please contact our accountant:

Jodi Dunfee, CPA at Rudd & Co. in Bozeman at (406) 585-3393 or email jdunfee@ruddco.com and ask for a PayPal invoice to be emailed to you. Payment plans can also be arranged and are strongly encouraged in lieu of non-payment.



BY THE NUMBERS

About 23% of TCOA membership are commercial members and they pay about 66% of the total annual assessment revenue.

About 77% of TCOA membership are residential members and they pay about 34% of the total annual assessment revenue.

TCOA GENERAL INFORMATION

NOTICE OF ANNUAL MEETING

Wednesday, October 24, 2018 • 1:00 PM

TOWN CENTER SALES OFFICE
Market Place Building
33 Lone Peak Drive, Suite 204
Big Sky Town Center, Big Sky Montana

ANNUAL MEETING

The 2018 TCOA annual meeting will be held at 1:00 PM on Wednesday, October 24, 2018 at the Town Center 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 annual assessment.

Assessments for residential, commercial, and public/quasi-public property remain unchanged. Assessments for the 90 properties in Blocks 13 and 17 that are adjacent to the Golden Stone Parks also remain unchanged at \$75/unit/yr.

All TCOA Resolutions are posted at www.bigskytowncenter.com/town-center-owners-association/.

HOA PROPERTY MANAGER COORDINATION

The TCOA has continued to work with the HOA property managers to discuss covenant enforcement, working together to maintain property values, and keeping Town Center a desirable place to live, play, and work.

Please contact your HOA property manager with any questions or issues.

PROPERTY	PROPERTY MANAGER
Tamarack Court	Hammond Property Mgmt (406) 995-7220
Cottonwood Crossing Elevation 6000 45 North Lone Peak Townhomes	Alpine Property Management (406) 995-7211
Essentia Phase 1	JRM Services, (406) 539-7570
Essentia Phase 2	Haas Builders, (406) 995-4552
Golden Stone Place Condos	Two Pines Property Management (406) 640-2635

PLEASE REMEMBER

**You are likely a member of two owners' associations:
the TCOA, and your building/condo HOA.**

THANK YOU TO ALL OUR TOWN CENTER BUSINESSES

Email us at info@bigskytowncenter.com to stay updated on community events & happenings.

WELCOME TO OUR NEW BUSINESSES

The Standard Cocktails & Desserts
Stay Montana
Two Pines Properties
Antlers Clothing Co.

The Rocks
Persnickety Dry Cleaners
Dino Drop-In

SITE SERVICES CONTRACTOR We would like to thank Rocky Mountain Townworks, Greg Iszler and crew, who provides clients like the Town Center with site services. RMT provides snow removal services on roads, commercial parking lots, and walkways/sidewalks in the Town Center, as well as daily trash removal from the animal-proof cans in the Town Center. RMT also provides summer lawn care operations to maintain healthy turf, sign management, maintenance of parks/open space/assets, event set-up/take-down, and coordination assistance between businesses and residents and the Town Center development team. Greg and his crew help Town Center stay safe and look good.

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. Keep his number handy.

GREG ISZLER | MOBILE: (406) 600-4455 | GREG@ROCKYMOUNTAINTOWNWORKS.COM



TCOA BUDGET & CONTACT INFORMATION

Operating Budget				
FY 2019 (Oct 1, 2018 - Sept 30, 2019)				
1	Cash In	2018 Budget	2018 Projected	2019 Budget
2	Assessments	546,500	550,000	614,300
3	Other Income	40,000	44,040	30,000
4	Bad Debt	(10,000)	(3,337)	(5,000)
5	Total Cash In	576,500	590,703	639,300
6				
7	Cash Out			
8	Accounting	4,000	3,500	12,000
9	Events, Contract Labor, Advertising	80,000	60,000	67,500
10	Insurance	8,500	7,927	8,500
11	Legal	3,000	638	2,000
12	Licenses, Permits & Memberships	1,000	20	50
13	Wages/contract labor for Exec. Director	-	-	55,000
14	Miscellaneous	1,500	201	1,000
15	Professional Review	4,000	-	2,000
16	Site Services (Rocky Mtn Townworks, landscape maint, irrigation repairs, asset repairs & maint, signs, noxious weeds, striping, crack seal, towing, storm drain maint, etc.)	382,000	370,240	395,450
17	Utilities (street & parking lot lighting lease, irrigation water, trash, power, taxes, etc.)	92,500	82,320	95,800
18	Total Cash Out	576,500	524,846	639,300
19				
20	Net Cash Provided	-	65,857	-

*The cash balance in the TCOA checking account was \$180,082.92 as of 8/28/2018.

CONTACT INFORMATION

Please feel free to call or email us - we want to hear from you!

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(406) 580-2260 (mobile)

ERIK MORRISON

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



326 N. Broadway | Bozeman, Montana 59715
(406) 586-9629 ph | (406) 586-2653 fax
bigskytowncenter.com



THINK LOCAL
ACT LOCAL

#BigSkyLife

COMMENTS ON THE FY 2019 OPERATING BUDGET

Line 2 - Assessment rates for residential, commercial, and public/ quasi-public property remain unchanged in 2019. Commercial and public/quasi-public space is assessed \$2.15/sf/yr., and residential units are assessed \$940/unit/yr. The \$25 annual fee on your invoice goes directly to the BSCO for Big Sky area trail maintenance, and is not part of the budget for the TCOA. See additional discussion on page 3.

Line 3 - Other income includes revenue from new membership fees, permit fees, event sponsorship, farmers market vendor fees, etc.

Line 8 - Accounting and tax preparation is now managed by Rudd & Company in Bozeman.

Line 9 - Contract labor includes website maintenance, event management and coordination, social media management, etc. The TCOA currently advertises in local publications and hosts the Christmas Stroll and the Big Sky Farmers Market. The TCOA does not pay for any of Ryan Hamilton's time spent on TCOA tasks.

Line 16- Maintaining a safe, clean, and inviting Town Center neighborhood has helped attract residents and businesses to the Town Center. TCOA has contracted for some time with Rocky Mountain Townworks for all of its site services work. This year, as most years, we entered into a contract addendum with them to cover additional infrastructure that was built over the last year.

Line 20 - Excess cash may be: used to make a principal repayment on the loan from the master developer; set aside for reserves; used to hire or contract with a new executive director; or used for repairs and/or maintenance as needed and as determined by the TCOA board.

A loan from the master developer is not anticipated in 2019. The last principal payment was made in 2017 in the amount of \$35,000. The remaining principal balance of \$135,191.23 is owed to Simkins Holdings, LLC. The interest rate for this loan remains at 1.59% (per AFR mid-term rate as of 9/30/2015 when an updated Promissory Note was executed). * Correction: Please note that in last year's 2017 newsletter, it was incorrectly stated that the remaining loan balance was \$135,191.23, when in fact that was the remaining principal balance.