



Town Center Owners Association

WELCOME TO THE TOWN CENTER

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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 Simkins, Tom Simkins, and Ryan Hamilton. The Master Developer, Simkins Holdings, LLC, maintains control of the functions of the TCOA 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 project, board seats will become available to the members.



Entry Monument. Karl Neumann photo.

Big Sky is a growing 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 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 \$1,625 per unit per year, plus a \$25 annual contribution to the Big Sky Community Organization (BSCO) for trail maintenance. Owners around the Golden Stone Parks are assessed a \$100 per unit per year fee. 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 \$3.03/sf per unit per year. The current assessment rate for hotel rooms is \$843 per unit per year, plus a \$25 annual contribution to the BSCO for trail 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 Holly Galen, CPA at the accounting firm Rudd & Company, in Bozeman. Holly can be reached at (406) 585-3393 or hgalen@ruddco.com.



WHERE DO THE ASSESSMENTS GO? WHAT SERVICES ARE PROVIDED?

Snow Removal: TCOA plows all streets and sidewalks throughout Town Center in addition to plowing all parking lots in the Commercial District to provide cost efficiencies and maintain safety and consistency in the quality and timing of snow removal. Although most costs will be paid by the commercial building owners, both residential and commercial assessments fund snow removal, due to the benefit that the Commercial District offers to all the Town Center owners and residents.

Maintenance & Operations: Annual maintenance items include but are not limited to: spring-clean up of trash and debris, paint striping of roads and parking lots, trash removal from animal-proof trash cans, event support, holiday lighting installation and removal along streets, repair and maintenance of outdoor furniture (benches, bike racks, tables, chairs, fire pits) and signage.

Landscape Maintenance (Commercial District): TCOA maintains the garden beds, lawns, and trees throughout Town Center including the landscaped beds around commercial buildings, parking lot islands, street trees (along all streets), and parks/open space that it owns (i.e. all but the 3.3-acre Town Center Park, which is owned by the BSCO).

Utilities (Commercial District): TCOA pays the utility costs (water, electricity, WiFi, propane, and trash) associated with landscape irrigation, lighting and amenities within common and/or public open space areas, and trash removal from the many animal-proof trash cans throughout the Town Center Commercial District.

Street Lighting: 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. 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 cost to TCOA. All street lighting is 100% down-lit and compliant with dark sky guidelines.

Parking Lot Lighting (Commercial District): 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 Town Center. The lease operates in the same manner as the street light lease.

Covenant Enforcement and Administration: TCOA's new Executive Director oversees administrative activities such as: architectural review, answering questions from members, managing budgets and assessments, approving sign permits, parking district management, oversight of independent contractors, etc.

Events and Marketing: TCOA hires independent contractors for website maintenance, event management, and social media marketing. TCOA hosts the Big Sky Farmers Market, Haunted Peaks Halloween Festival, Christmas Stroll, and partners with organizations on the many other Town Center events. For more information on events, visit the online community calendar on bigskytowncenter.com or visitbigsky.com.

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 in order to maintain and enhance property values.

Noxious Weed Management: TCOA is responsible for noxious weed control in the road rights-of-way and common/public open space areas. TCOA sprays for noxious weeds throughout the spring/summer. Master Developer Simkins Holdings is responsible for the undeveloped lands in the Town Center.

Insurance: TCOA holds the insurance coverage necessary to provide adequate protection and insurance for the non-profit corporation, its property, its membership, directors, and officers.

Office Supplies and Equipment: Includes items such as printing and mailing costs, telephone, computers, etc.

Accounting and Legal Expenses: The TCOA's accountant is Rudd & Co. in Bozeman. Rudd administers TCOA's accounting, tax preparation, and assessments. Legal counsel is retained for such things as drafting or reviewing easements, leases, licenses, bad debt enforcement and collections, etc.

HOW IS SIGNAGE HANDLED IN THE TOWN CENTER?

The Town Center has its own Master Signage Plan which has been approved by Gallatin 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 once a 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 our website at bigskytowncenter.com or you may contact the TCOA at (406) 586-9629 to request a copy.

COMMERCIAL & RESIDENTIAL TRASH RECEPTACLES

The TCOA and Gallatin Canyon/Big Sky Zoning Regulation require the use of animal proof trash containers. Bear Smart Big Sky, Republic Services, and the TCOA are working to ensure people and bears safely and respectfully coexist. Our goal is to minimize the number of bear incidents as a result of human actions. Call L&L Site Services at 406-388-7171 or Republic Services at 406-586-0606 with any questions and to request your bear can. Visit the Big Sky Community Organization website bscomt.org for more Bear Smart information.

BIGSKYTOWNCENTER.COM

We invite you to check out our 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 a link for TCOA at the right-hand side of the white bar in the middle of the page, where you'll find information on the TCOA - from annual meeting to budget information.



BE SURE TO SUPPORT YOUR LOCAL BUSINESSES!

REDUCE MAIL COSTS WITH EMAIL!

You can join the Town Center mailing list a couple of different ways: email info@bigskytowncenter.com or sign up for the newsletter on the Town Center website at: bigskytowncenter.com. If you have any questions, please email us at info@bigskytowncenter.com.

CONTACT INFORMATION

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

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