



Jan
2020

Bridlewood West

Annual newsletter to Association Members

In this issue...

- Invoices are Due
- Update on past due
- Volunteer Opportunities
- Maintenance Plans
- Let's Build Community!

Read about meeting meetings, bylaws, and rules at:

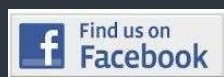
www.bridlewoodonline.org

Have a question?

Use the "contact us" form on www.bridlewoodonline.org

Or connect with us on Facebook.

From Facebook, search for "Bridlewood West"



Current Board Members

President - Open

Vice President - Open

Treasurer – Dawn Hop

Secretary – Steve Van Dyke

We are a volunteer board. Come volunteer with us!!



2020 Invoices

Invoices have been sent out for 2020 dues. Help us by paying immediately. Why? **We have a volunteer board.** Paying now means our volunteers spend time mailing follow-ups and knocking on doors instead of enjoying their own family.

How to Pay: Please mail your check to **2345 Stable Drive** or feel free to drop it off to our treasurer Dawn Hop at the above address. *Do Not place in her mailbox without postage. The mailman will remove them.* Payment is required and not voluntary. Each home at Bridlewood is part of the Homeowners Association. There is no "opt out".

Update on Past Due Accounts

At the beginning of 2019 a few homes were overdue. Thanks to the diligence of the current treasurer, over \$2500 in past due fees were collected So there were no property liens filed in 2019!

Costs will not increase in 2020. Our association is now 100% paid. For more information on the bridlewood 2020 budget, **see the other side of this letter.**

Circle Area Improvements!

There is no "association led" proposal to improve the center circle "common area" at this time. Some homeowners are interested in flattening or mowing wild "common area" adjacent to their lot line. Please coordinate any changes with the board.

Volunteers and Maintenance

We're all volunteers here! **In the next few weeks we will be contacting those who volunteered at the summer meeting.** We'd like some help this Spring with monitoring the landscaping and underground sprinkling. Last summer we paid extra to add bark to the front areas. This is done every 2 to 3 years. We also had some unexpected underground sprinkling expenses.

This summer we plan to have the white fence in the boulevard power washed. In addition there are many overgrown shrubs to be replaced in the same area. The sprinkler systems are all approaching 20 years old. So we may have some additional expenses in 2020. **Want to help manage or work on this? Let us know!**

Sidewalks, Hoops, and Safety

At the 2019 meeting someone brought up the topic of basketball hoops on the sidewalks. Jamestown Township Ordinance 02-003 Section 11 states that nothing should "*obstruct in any manner free passage over the entire... sidewalk*". Please relocate your basketball hoops. Concerns about this should be directed to Jamestown Township.

Mailboxes

Any mailbox replacements must be replaced with the Step 2 MailMaster Plus in "Stone Gray" color. Gemmens carries them, or they can be ordered online for around \$70 shipped. There is a link on the bridlewood website.

Have an idea for building the Bridlewood community? Let the board know. We can post your event to the Bridlewood facebook page.

No 2020 Meeting Planned. See you in 2021!

*Any questions? Contact the Board through Facebook, or through the bridlewood website **contact-us** page.*

BRIDLEWOOD ASSOCIATION

Calendar Year Results 2019 and Calendar Year Budget 2020

	86 homes	86 homes		
	BUDGET	BUDGET	ACTUAL	
	2020	2019	2019	DIFFERENCE
INCOME				
Dues	10,320.00	10,320.00	10,320.00	0.00
Property Rental	324.00	324.00	324.00	0.00
Past Due Collected	0.00	0.00	2,670.00	2,670.00
Total Income	10,644.00	10,644.00	13,314.00	2,670.00
EXPENSES				
Landscaping	6,000.00	6,000.00	8,315.00	2,315.00
Licenses/Permits	20.00	20.00	20.00	0.00
Library Rental	0.00	0.00	0.00	0.00
Repairs	100.00	550.00	80.00	(470.00)
Insurance	810.00	810.00	808.00	(2.00)
Utilities				
Electric	610.00	670.00	606.00	(64.00)
Water	900.00	1,030.00	762.92	(267.08)
Computer/Web	240.00	250.00	0.00	(250.00)
Miscellaneous	100.00	50.00	36.00	(14.00)
Total Expenses	8,780.00	9,380.00	10,627.92	1,247.92
Reserve for Future Bark	(1,000.00)			
NET SURPLUS/(DEFICIT)	864.00	1,264.00	2,686.08	1,422.08
BEGINNING CASH			3,491.60	
PLUS SURPLUS			<u>2,686.08</u>	
ENDING CASH			6,177.68	