



Bridgetown Newsletter

APRIL 2012

PAINTING UPDATE

Weather permitting, Mastercraft Coatings will commence painting the north and south streets on April 30, 2012. The new gutters will be installed after the painting is completed.

MasterCraft Coatings, Inc.
31376 Industrial Road, Livonia MI 48150
Phone 734.266.1500
www.mastercraftcoatings.com



GUTTER UPDATE

Gutters for the east and west streets have been completed with many of the down spouts re-routed to the control the water. A dry basement is a happy co-owner. Note: Painters will be touching up the areas where we rerouted the down spouts.



ROAD UPDATE

Alan's Asphalt will commence resurfacing of the road in two phases approximately June 1, 2012. We want to ensure the painting is completed and new gutters installed. Enclosed is an aerial photo of how they project the resurfacing to occur. The first half will be completed and will need two days to cure. The second phase will occur and again, we cannot travel on same for two days. We will follow up with exact dates (weather permitting) when known. This will require co-owners to park their vehicles on the opposite side of the complex and will have to walk to their cars.

DECKS UPDATE

PCF (Danny) has been replacing boards where necessary prior to the staining of the decks. We will commence with the court yard, then the east, west and south streets, and finish with the walk out units last. We will be power washing decks and some of the siding before staining same. Note: Access to water is necessary to power wash decks. If you are one of the units used for water, the Association will reimburse you. See Walt Herndon on 809 Moore Drive for details. Note: All decks will need to be cleared of everything when it is your turn to be stained. This includes the privacy fence. There are no exceptions, all decks will be one with a solid stain to secure the maximum life expectancy.

MOSQUITOES

This year, we are going to have the complex sprayed monthly for mosquitoes. The idea is to try and eliminate the pests so we can enjoy our decks and porches. Spraying will occur May 1, June 2, July 2, August 2, and September 1.

VIOLATION FEE SCHEDULE

At the last board meeting, we were asked about what the violation fees were and how they were structured. The board has never had to send out a fine over \$25.00 as the co-owner has always complied with the letter from Kramen-Triad Management.

The matter was investigated, adopted and enclosed is a schedule (utilized by other condo associations) regarding a violation fee schedule. This is sent to all co-owners, simply to make you aware that a schedule is in place. It will also be on our website for future co-owners as they should also be familiar with the rules. Again, there is **no** problem; we simply want everyone to be aware of the policy.



FERRELL CATS UPDATE

Chris Sayer (AKA cat woman) has done a great job in capturing the cats and has a person that picks them up from her garage. **THREE CHEERS FOR THE CAT WOMAN!** (See enclosed letter)

DOG UPDATE

Bridgetown is a beautiful place to live with many friends. If you see a non co-owner walking a dog, does his business, and they don't clean it up, please bring this to the attention of a board member. We at Bridgetown clean up after our pets to keep the complex beautiful and we simply ask the same from our neighboring communities.

SECURITY UPDATE

Folks, it doesn't matter where we live, we must be cautious of our surroundings. If you see someone around your place and the person indicates he is from Comcast, DTE, etc. Please ask for I.D. Chelsea Police Department wants to be notified of any strangers acting suspicious and please make a police report. Doors need to be locked when not home, garage doors closed, and keys removed from your vehicles and doors locked. We have street lights, but you can't illuminate everything. **REPORT ANY SUSPICIOUS PERSON TO THE POLICE.**

GARAGE SALE REMINER

The garage sale will be May 18, and May 19, 2012.
Goodwill Industries will again pick up items at 4:00 PM on May 19, 2012



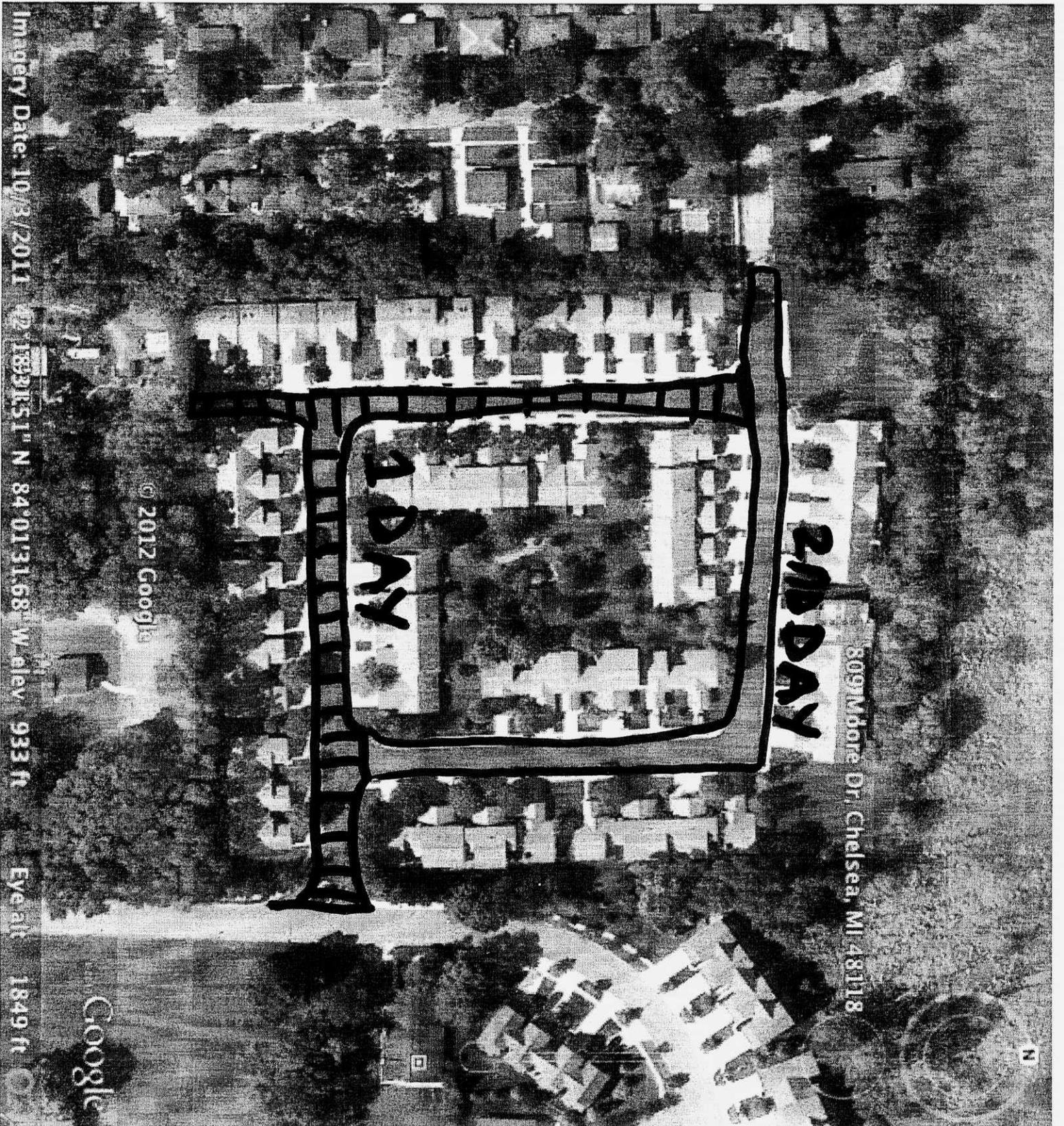
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1893151" N 84°01'31.68" W elev. 933 ft

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8091 Moore Dr, Chelsea, MI 48118

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Bridgetown Condominium Association

Violation Procedures

The violation of any of the provisions of the Bylaws and/or the rules and regulations of the Bridgetown Condominium Association will be grounds for assessment of a monetary fine and/or legal action.

Reported violations must be submitted in writing, signed and sent to the managing agent for the Association. You should include as much detail as possible on the violation form. The managing agent will send a copy of the violation form to the Board of Directors for review.

Fine Assessment Procedure

First violation: The Board of Directors or its managing agent, will send a letter to the co-owner/resident of record citing the violation and the action necessary.

The co-owner/resident has ten (10) days from the date of the letter (unless otherwise specified) to comply/respond to the violation letter. If there is no response and the co-owner/resident is still non-compliant, another letter will be sent with a fine.

The fine structure is as follows:

Second violation of the same offense: A \$25.00 fine, due and payable in ten days.

Third violation of the same offense: A \$50.00 fine, due and payable in ten days.

Subsequent violations of the same offense: A \$100.00 fine, due and payable in ten days.

The co-owner/resident is invited to discuss the matter at the next scheduled board meeting.

Failure to pay the fines as assessed may result in the matter being referred to the Association attorney for collection or additional action.

Cats in the Courtyard

The board has received several complaints from co-owners regarding the multiple feral cats who appear to be living in the courtyard. Co-owners have noticed that the cats are scaring the birds away from their bird feeders and one co-owner witnessed a bird getting caught by a cat. There is also concern that the cats will have kittens and we will soon be over-run by cats.

The board members have explored various options to address this issue, by contacting a local veterinarian, the humane society and an animal control company. If we hire the company, there is a \$169 cost for setting traps in the courtyard and then an additional \$75 charge per cat that is trapped. This is an expensive option that we want to avoid if possible. Therefore, we have begun working with a local woman who volunteers for a humane society outside of Washtenaw County, to trap the cats ourselves and have them spayed/neutered at a reduced cost, and then adopted-out to homes/farms in the country. All of this takes a bit of effort, time and cost.

As of April 21st, 5 cats have been captured in the condos and removed, however, we continue to spot more cats. The local expert has informed us that there are many feral cats in Chelsea, and they travel from one side of Chelsea to the other, looking for food. They frequent the dumpsters of all the local restaurants. This woman volunteers tirelessly to reduce the feral cat population in Chelsea, spending hours every week trapping and spaying/neutering cats so they don't multiply, and finding them homes when possible. It is important for you to know that simply trapping a cat and having it euthanized is not an option. Local vets and the humane society will not do that.

What you can do to help the cause:

1. Don't feed the feral cats. They will continue to loiter at Bridgetown if they know they will find food, and they will bring their friends and family the next time! Also, we need the cats to be hungry, so they will risk entering a trap baited with food.
2. Consider not putting bird seed in your feeders for awhile, as the cats that have already discovered the Bridgetown restaurant, will continue to come if Song Bird is on the menu.
3. Please be patient with us as we begin chipping away at this problem. We hope that soon we will notice the number of feline visitors decreasing.
4. Consider donating to a local non-profit organization called Kat Snips located in Saline, that works with a network of local veterinarians to provide spaying/neutering for only \$10 per cat. All funding for their cause comes from private and public donations. The approximate cost for a pet owner to have their domestic cat spayed/neutered at a veterinarian clinic is \$75 - \$100. The cost to us for trapping and removing the 5 cats was \$50 plus a few dollars for canned food. If we had hired the animal control company, we would have spent \$544! Kat Snips was able to fund the spaying/neutering of 797 cats in 2011. If you would like information about Kat Snips, they are online at www.katsnips.org, or you can call Chris Sayer at 475-9873.

Thank you everyone!