



# Bridgetown Newsletter

APRIL 2013

Here it is, April 20<sup>th</sup> and a fresh dusting of snow is present and the temperature is below freezing. Welcome to Michigan!

## SIDING UPDATE

W W W Siding has completed more than half of our building and the projected completion date is June 1, 2013. The replacement of the siding and outside lights is a 100% improvement in our appearance. Fred, the owner of W W W Siding is putting together a "punch list" and the board will do a final inspection with Fred before he departs the site.

## GARAGE SALE



The garage sale is Friday and Saturday, May 17<sup>th</sup> and 18<sup>th</sup>. The hours are 8-5 on Friday and 8-4 on Saturday. Goodwill Industries WILL NOT be picking up the leftovers this year. However, there is a Goodwill Industries Donation Center near us. It is located in the strip mall between Chelsea Pharmacy and Biggy Coffee. It is open from 10AM to 6PM Monday thru Saturday and Noon to 5PM on Sunday.

## INSURANCE INFORMATION

The Association maintains insurance through State Farm on the buildings. Simply stated, the outside structure would be rebuilt including the drywall. Everything else on the interior is the responsibility of the co-owner. All co-owners should have insurance for the interior of their condominium which would pay to replace everything from the wall coverings in. This insurance is not only for your personal property, but basically would rebuild the interior of your condominium if you were to sustain a total loss. I.E. fire, tornado, etc.

Co-owners who rent their unit should insure that their tenant has renters insurance for their personal belongings. As a Co-owner, you still need to insure the interior of the condominium even though you don't live there, to protect your asset.

## PETS

Just a friendly reminder that all dogs must be on a leash and cannot be tied up outside and left unattended. Co-owners are reminded to clean up after their pets immediately, to insure the beautification of our property.



## MODIFICATION REQUESTS

All Board Members have blank modification requests and feel free to stop by or call if one is required. Nothing can be attached to the outside of the buildings without the approval of the board. We do allow Dish and Direct TV. However, the dish cannot be on the front of the buildings. Remember, the Association as a whole, owns the buildings. We as co-owners only own the interior. Personally, I cannot remember ever denying a modification request. This is simply kept in the co-owners file for future reference.

## 2014 PROJECT

Jeff Londos, the Vice President of the Bridgetown Board, brought to our attention a serious problem with the vents located in the soffit. Simply, the vents are either not adequate or have been painted over and plugged. This can cause the roofs to fail prematurely and wood to rot. Therefore, we have obtained an estimate to install all new vents and side all the soffit and fascia areas on all 14 buildings. It is anticipated that the materials will be purchased in December 2013, and work will commence in early 2014. Therefore, we will be delaying any major landscape overhaul till 2015.

## FRIENDLY REMINDERS

1. Make sure it is an emergency if you call Kramer Triad on the weekend, as there are additional charges. Monday – Friday for all non-emergencies.
2. Keep items off the lawn so that Brickman Group can mow, trim fertilize, etc.
3. Report all non-functioning sprinkler heads to Kramer Triad.
4. Building unit mail boxes for the disabled should be mounted on the front porch railing. The Association would be happy to mount a new mailbox or remount your existing mailbox.
5. All recycling containers must be placed in your garage and not left in front of your home.

