



BRIDGETOWN CONDOMINIUMS

NEWSLETTER

AUGUST 2020

Board Members and Contact Information <http://www.bridgetowncondominiums.com>

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F&D Property Management: 220 Collingwood, Suite 230, Ann Arbor 48103

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2020 PROJECTS

The following projects have been approved and will be done this Summer:

1. Remove of 7 dead trees, replacing 2 trees; (scheduled for September)
2. Installation of window well covers;
3. On Units #824-836, Exterior cleaning and coating of wood decks, which includes railings, privacy fences and steps. This entails power washing to remove dirt, oxidation, mold and mildew. Scrape and mechanically sand decks as needed. Then 2 coats of Deck Stain to match existing color will be applied. (This is an ongoing year to year project until all are done)
4. Painting of the Street Lamps

The following projects have been completed:

1. Removal of old bushes from Courtyard;
2. West French drain mulch

3. Sanding/Painting of railings and trellis' on all Units;
4. Powering washing of mold on identified Units;
5. New roofs on #824-836
6. Repair to Street Light bases
7. River rock on West French Drain
8. Repair of downspouts/popups on the East Building identified Units

The following projects to be identified and then quoted:

1. Sidewalk and driveway concrete review and expansion caulk/filler review;
2. Trim boards around windows to be marked for caulk, paint, or replacement;
3. Bury remaining black pipes on North walkout Units

NOTICE OF ANNUAL MEETING

At the advice of our Attorney, our Management Company (F&D) and current Governor's restrictions, the Annual Meeting will be suspended until 2021. The current board members will continue to serve and the Annual Meeting will be held as soon as COVID allows. Your health and safety is most important.



At the request of our Contractors, it would be greatly appreciated as our Summer projects are ongoing, that Co-owners refrain from approaching, engaging, questioning the "Men at Work". If you have any questions or concerns please contact one of the Board members. Our contact information is found above in this Newsletter. Your cooperation would be greatly appreciated.



Please remember that all dogs must be leashed at all times when they are outside of your Unit.

There has been several complaints on “dog waste” that is not getting picked up in our Community. PLEASE, if you are a dog owner, **PLEASE pick up the poop!!!** Also PLEASE be aware if your dog damages the grass (front or back yard) you will be responsible for the damage and will have to pay to have it fixed.

Be sure and submit your Modification Request before you engage with a Contractor to modify the outside of your Unit in any fashion. Your cooperation is appreciated.

Update Bylaws should be left in the Unit for the new Owners.

Just a heads up on the placement of your Orange Trash bags and your Recycle cart, it must be placed on the extension, between the road and sidewalk. If it is not the City will NOT pick it up.

FYI – New screen doors to any Unit should be purchased in the color: Black
New front doors and trim should be painted: Valspar Duramax Exterior base 2 latex satin – 8915-1Y45; 8930-1Y34; 8935-1Y27.5
Deck color: Olympic Elite – Olivewood (at Home Depot)

For the safety of our Walkers and Dog Walkers, please if you are parking in your driveway, pull all the way up to the garage door so as not to block the sidewalk. It would be appreciated.

FYI, everyone might want to check out the City of Chelsea website (City-Chelsea.org) where you can find useful information. For example: “Energy Smart Program” you can receive up to a \$4 rebate for each LED bulb, recycle your refrigerator and receive \$50 rebate check, just to name a few. More good information can be found on this website. Also information on the November Election.

The Board has asked Realtors to use a “For Sale” sign that looks like a “Yard Sign” instead of the Realtor signs that use a 4x4 post. Once the 4x4 is removed Bridgetown is left with a hole to fill in. So if you are considering selling, please ask your Realtor to use the “Yard “For Sale” Sign”. Cooperation would be appreciated.

Things to Remember:

1. The Board will make every attempt to give you notice regarding the upcoming projects ahead of the scheduled date to be done.
2. Check to be sure that you have locked your mailbox, some have been found open with mail falling out. If your lock is broken please contact Scott Allen.
3. Please contact F&D regarding any issues regarding your condo. They will direct your concerns to the Board for review and action to be taken
4. If you see any of the Board Members in passing, feel free to ask questions
5. If you have any news or suggestions for the next Newsletter please contact LuAnn Koch
6. If you did not receive this Newsletter by email and would like to, just send me your information and I will add you on this list.
7. Our Website has been updated, please check it out, suggestions/corrections welcome
8. **See something, say something**
9. **Be Kind, Courtesy and Respectful of your Neighbors.**

New and Seasonal Tips

If you are considering a Satellite Dish Installation for your TV/Internet please be sure to go to the website BridgetownCondominiums.com and read the Antennae Policy and fill also it requires a Modification Request Form which can also be found on the website.

Trash day pick up is early on Tuesday Morning. Please be aware that we have Critters who love your trash, so please don't feed them until the night before pickup day.

Also Recycle day pick up is early on Wednesday Morning. **We would ask that you keep your Recycle Bin in your Garage except for the night before pickup or day of pickup.**

Holiday's that fall on Monday DOES NOT delay our Trash pickup days. ONLY Holiday's that fall on Tuesday's and Wednesday's, then both Recycle and Trash may be picked up on same day.

Please keep all personal items off the grass area for the lawn cutting crew.

Modification Requests forms are available on our Website. **These requests are for any modifications you would like to make on the outside of your unit.** For example: windows, radon mitigation systems, handicapped railings or ramps to name a few. Please fill out the form and mail or deliver to Scott Allen #802. The request will be placed on the Board Meeting Agenda which is the 3rd Tuesday of the month. Please submit accordingly.

Please take a few minutes to look at the Bridgetown Website:

Bridgetowncondominiums.com

We have revised and added new information that you may find helpful from time to time.

**THE ANNUAL BRIDGETOWN
BLOCK PARTY
WILL BE SUSPENDED TIL NEXT YEAR
LABOR DAY WEEKEND**



JUST FOR SOME FUN

EVERY MONTH, LOOK FOR THIS PAGE
IT MAY BE A CARTOON, A RECIPE, A FUN PICTURE
A GOOD JOKE OR AN INSPIRING QUOTE

ICE CREAM COOKIE DESSERT

1 Package (15-1/2 ounces) Oreo Cookies, crushed, divided
¼ cup butter, melted
½ gallon vanilla ice cream, softened
1 jar (16 ounces) hot fudge ice cream topping, warmed
1 carton (8 ounces) frozen whipped topping, thawed

In a large bowl, combine 3-3/4 cups cookie crumbs and butter. Press into a greased 13x9 inch dish. Spread with ice cream; cover and freeze until set.

Drizzle fudge topping over ice cream, cover and freeze until set. Spread with whipped topping; sprinkle with remaining cookie crumbs. Cover and freeze 2 hours or until firm. Remove from freezer 10 minutes before serving.

ENJOY!!!

This is so simple and so good!!! My family loves this and we make it often in the Summer. I do use more Hot Fudge and sometimes make my own Whipped Cream.



