



BRIDGETOWN CONDOMINIUMS

NEWSLETTER

JULY 2022

Board Members and Contact Information

President: Scott Allen, #802, knsallen0524@att.net, 734-604-7490

Vice-President: Mike Hainline, #815, miksey@aol.com, 734-320-1435

Treasurer: Sue McCalla, #917, smccalla54@yahoo.com, 734-646-9636

Secretary: LuAnn Koch, #809, luannkoch53@gmail.com, 734-260-2195

Director: Jim Rooke, #913, james.rooke8@gmail.com, 708-707-3537

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

Email: info@fdpropertymanagement.com

Phone: 734-994-8070 Fax: 734-994-8071

Bridgetown Website: <http://www.bridgetowncondominiums.com>

SUMMER PROJECT UPDATE

1. New Mailboxes – Ordered. Installation late August
2. Deck repair and painting, West and North side – end of July
3. Trimming/thinning trees – East side -Completed
4. Painting of the “No Parking” sites – after Mailbox installation
5. Repair/replacement of concrete – late August
6. Tree work including: treating, trimming and removal – completed
Stump removal will occur after MISS DIG is completed

**DON'T FORGET!!!
DRYER VENT INSPECTION
A NEW POLICY EFFECTIVE 2022**

All Bridgetown Co-Owners are required to have their clothes dryer vents professionally cleaned every 3 years. Since this is a potential fire hazard the Board has implemented this for all of our safety.

Please complete this cleaning, with a Certified Dryer Vent Company, and provide F&D Property Management with a receipt or other proof of service no later than **September 30, 2022**.

If you do not meet this deadline, F&D will send a reminder letter with an additional 30 days to complete. If after that you are not in compliance you will receive a letter which will include a **MONTHLY** Fine.



COMMUNITY INFORMATION

ISSUES WITH YOUR CONDO Please contact F&D Management (see contact information on front page) regarding any issues with your Unit. F&D will direct your concerns to the Board for review and action to be taken.

SOLICITORS Bridgetown Association does not endorse Solicitors. If you experience Solicitors we suggest you ask for their Permit. The Association will always attempt to communicate with Co-Owners when and if there is a need to knock on your door.

DOGS Please refer to the Bylaws, Article VI, Section 5 which states “No dog may be permitted to run loose at any time...and all animals shall at all times be leashed and attended” Also “each Co-Owner is responsible for the immediate collection and disposition of all fecal matter deposited by any animal on the Common Grounds (front and backyards)” The Association may also assess fines for such violations of these restrictions imposed by this Section or by any applicable rules and regulations of the Association.

MAIN WATER VALUE This shall serve as a Notice to all Co-Owners in **Bridgetown Condominium Community**. If you are going to be out of town, away for any length of time, any time of the year, please be sure to turn off your water at the Main Water Value and drain all faucets. Also please disconnect your garden hose from all outside spigots. **If you fail to do so, and you have a water main break in your Condo, you may be responsible for all repairs and/or any cost that the Association may incur for the deductible associated with the Bridgetown Condominium Association Insurance Policy.**

FRONT/SCREEN DOORS New screen doors to any Unit should be purchased in the color BLACK. New front doors and trim to any Unit should be painted: Valspar Duramax Exterior base 2 latex satin – 8915-1Y45; 8930-1Y34; 8935-1Y27.5

FOR SALE SIGNS All “For Sale” signs shall look like a “Yard Sign” instead of the Realtor signs that use a 4x4 post. Please ask your Realtor to use the appropriate signage.

RECYCLE BINS Recycle Day is Wednesday Morning. We would ask that you keep your Recycle Bin in your Garage except for the night before or day of pickup. Further information on recycling may be found at:
www.wvrarecycles.org/what-can-i-recycle

TRASH Trash Day is Tuesday Morning. You must purchase the ORANGE collection bags, available at Chelsea Pharmacy, Chelsea's Farmers Supply, Vogel's Party Store, Family Farm and Home, Ace Hardware or the City Offices. \$25 Please be aware we have Critters who love your trash, so please don't feed them until the night before pickup day. Bags must be placed on the extension, between the road and sidewalk or it will not be picked up.

HOLIDAYS Holidays 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 the same day.

SATELLITE DISH If you are considering a Satellite Dish Installation for your TV/Internet you may need a Modification Request. Please review the Antennae Policy on the Bridgetown Website. www.bridgetowncondominiums.com

MODIFICATION REQUESTS Modification Request forms are available on our Website. These requests are for any Modification you would like to make to the outside of your Unit. For example: Windows, Radon Mitigation systems, handicapped railings/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 next Board Meeting Agenda which is the 3rd Tuesday of the Month. Please submit accordingly.

WINDOWS All windows in All Units are the responsibility of the Co-Owner. Repair or Replacement.

BYLAWS Updated Bylaws should be left in the Unit for new Owners. Bylaws are also available on the Bridgetown Website.

MAILBOXES Please check to be sure your Mailbox is locked and your key is not left behind. If your lock is broken, please contact Scott Allen #802.

PARKING Please be aware of the No Parking on one side of the street and also for the safety of our Walkers, if parking in your driveway, please pull up to the garage so as not to block the sidewalk.

SPEED LIMIT Speed Limit is 15mph. Please slow down when entering the Community!!!

CITY OF CHELSEA WEBSITE www.City-Chelsea.org

BRUSH PICK UP Last pickup: August 8th

NEWSLETTER This is a monthly publication, update after the monthly Board meeting. Suggestions, comments, corrections Welcome. This is distributed via Email. Please be sure to provide an email and/or updated one. If you do not have an Email let LuAnn Koch #809 know and a paper copy will be provided to you.

**BE KIND, COURTEOUS AND RESPECTFUL
OF YOUR NEIGHBORS!**

SEE SOMETHING, SAY SOMETHING!



