



BRIDGETOWN CONDOMINIUMS

NEWSLETTER

JUNE 2020

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

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Director:

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

Email: info@fdpropertymanagement.com Phone: 734-994-8070 Fax: 734-994-8071

2020 PROJECTS

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

1. Sanding/Painting of the railings and trellis' on all Units;
2. Remove of 7 dead trees, replacing 2 trees;
3. Installation of window well covers;
4. Power washing of siding mold on identified units;
5. Repair of downspouts/popups on the East Building identified Units;
6. New roof on Units #824-836

The following projects have been completed:

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

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

The following projects are pending completion:

1. River rock on the West French drain area;
2. Repairs to Street light bases;
3. Gazebo repairs;
4. Screening remaining outside meter sites



At the request of our Contractors, it would be greatly appreciated as our Summer projects begin, 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.

NOTICE OF ANNUAL MEETING

With the Governor’s restrictions finally lifted, we are able to hold our Annual Meeting. It will be held at the Fair Center at 6pm on Monday, September 21, 2020. Very important meeting, please make every effort to attend (pizza and bottled water provided). More information will be coming in the mail as the date approaches. Please mark your calendars!!!

GARAGE SALE DATES

This year our Annual Garage Sale will be held Friday, July 17th and Saturday, July 18th.

There will be notices posted for both of these dates at the Mailboxes.



In response to several inquiries regarding your Deck; the Association is responsible for the Lights, Staining of Rail, Deck Floor treatment and all other repairs. The Homeowner is responsible for Snow, mold and debris removal.



It is sounding like July 4th has already arrived nightly. Please remember Fireworks/Firecrackers are NOT allowed in Bridgetown. Please be considerate of your neighbors and pets. You will be fined when caught!!

Brush Pick-Up Schedule: July 13th and August 10th. See the City's website for further information on this. www.city-chelsea.org

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 on the Bylaws: The Bylaws became official and effective on January 14, 2020. These documents will be mailed to all co-owners of record as soon as they are recorded in the Register of Deeds office. If you would like your copy to be electronic, please contact F&D. They are also available on the Bridgetown Website. **DUE TO THE CLOSING OF THE COURTS, THIS MAILING OF THE RECORDED COPY WILL BE DELAYED.**

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.

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 remember, dogs are not to be left unattended outside of our Units, and please pick up after them as you are walking around our Community.

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 required 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.

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

SUMMER
IS TIME FOR WARM NIGHTS
WATERMELON
BARE FEET AND BARBEQUES
SWEET CORN SUNFLOWERS
RIP EPICNICS CAMPFIRE
TOMATOES LEMONADE
LIGHTENING STORMS LOVE

