



BRIDGETOWN CONDOMINIUMS

NEWSLETTER

JUNE 2022

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

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

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

THIRD ANNUAL BRIDGETOWN BLOCK PARTY

SUNDAY, SEPTEMBER 18, 2022

BACK GATE AREA

1 - 4pm

Mark your calendars!! Details to follow

SUMMER PROJECTS

1. New Mailboxes
2. Deck repair and painting – West and North side
3. Trimming/thinning trees – East side (Completed)
4. Painting of the “No Parking” sites
5. Repair/replacement of concrete. Also includes Units where new concrete was done last year and now experiencing severe cracking
6. Tree work including: treating, trimming and removal
7. Replacing rusted railings (Project for 2023-2026)

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 Fine.

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.

The Board has received several complaints regarding “dog waste” and “dogs unleashed”. 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.

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.**

SPEED LIMIT IN BRIDGETOWN IS 15mph. PLEASE SLOW DOWN WHEN ENTERING THE COMMUNITY!!!!

Updated 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

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.

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.

If anyone has questions regarding Recycling Policies here is link with lots of information: www.wvrarecycles.org/what-can-i-recycle/?

Trash Collection Bags (the orange ones) are available for \$25.00/package at the City Offices, Ace Hardware, Chelsea Pharmacy, Chelsea Farmers Supply, Vogel’s Party Store and Family Farm & Home.

Brush Pick up is scheduled for: July 11th and August 8th

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 or it can be hand delivered.
7. Our Website has been updated, please check it out, suggestions/corrections welcome
8. **See something, say something**

Be Kind, Courteous 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.

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.

All Windows in All Bridgetown Condos are the responsibility of the Co-Owner. Repair and Replacement.

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.

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

EASY STRAWBERRY SLAB PIE

Ingredients:

1 (11oz) package refrigerated pie crust (or make your own)
2 quarts fresh strawberries, hulled and sliced
2-1/2 cups lemon lime soda (sprite, 7up)
6 oz strawberry jello
1-1/4 cups sugar
1/3 cup cornstarch
1 tablespoon lemon juice
Frozen whipped topping or whipped cream to garnish

Preheat oven to 450 degrees

Turn both pie crusts (if using pre-made) out on a lightly floured surface and stack one on top of the other. Roll them out to roughly 12x17 inch rectangle, then transfer crust to a large baking sheet (10x15 inch)

Tuck any excess crust under itself, then crimp edges as desired, pricking the bottom and sides all over with a fork

Place baking sheet in oven and bake for 9-11 minutes, or until gold brown, then remove from oven and let cool

In a large saucepan over medium heat, whisk together jello packet, sugar and cornstarch, then pour in Sprite and lemon juice

Bring mixture to a boil, stirring until thickened, then remove from heat and let cool 10-15 minutes

Once crust has cooled, arrange sliced strawberries on top, then pour (cooled) filling carefully on top

Refrigerate for 2 hours or until set

Garnish with whipped topping

ENJOY!!

