



# BRIDGETOWN CONDOMINIUMS

## NEWSLETTER

**MAY 2022**

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

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**YOUR BOARD OF DIRECTORS  
WOULD LIKE TO SEND OUT A BIG “THANK YOU”  
FOR ALL THOSE WHO ATTENDED THE ANNUAL MEETING**

**WE WOULD LIKE YOUR FEEDBACK:  
DID YOU LIKE THE LOCATION?  
TIME?  
DATE?  
TOPICS?**

**ANY OTHER SUGGESTIONS?**

**Send to: [luannkoch53@gmail.com](mailto:luannkoch53@gmail.com)**

## **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.

## **2022 SPRING/SUMMER PROJECTS**

The following are Spring/Summer Projects that have been approved by the Board to date:

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. Dead tree removal
7. Replacing rusted railings (Project for 2023-2026)

## **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

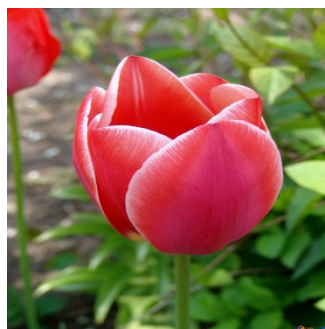
For the safety of our Walkers and Dog Walkers, please if you are parking in your driveway, pull all the way up to the garage door so as not to block the sidewalk. It would be appreciated.

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/](http://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.**



## **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](http://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 3<sup>rd</sup> 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](http://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

## **7 THINGS TO REMEMBER WHEN THINGS GO WRONG**

1. Pain and failures are both normal parts of life.
2. Like everything else, this too shall pass.
3. Worrying and over-thinking isn't going to change anything.
4. Your scars show your strength, not your weakness.
5. Every little struggle matters. Nothing is wasted. Keep going.
6. Don't let other people's negativity get to you, it's not your problem.
7. What's meant to be, will be.



