



Bridgetown Newsletter

NOVEMBER 2012

NO DUES INCREASE!

ANNUAL MEETING

The annual meeting was at the Chelsea Fair Grounds on October 29, 2012. Hank Muir and Chris Sayer were reelected to the board. The officers are:

President - Jason Morris
Vice President - Jeff Londos
Secretary - Hank Muir
Director - Chris Sayer
Treasurer - Walt Herndon

Walt Herndon presented the treasurer's report with budget-vs-actual figures for the first eight months of the fiscal year. (Our new fiscal year is now January 1 thru December 31.) The board is considering moving the annual meeting to May with a catered spaghetti dinner and children welcome. We would like to know if you would prefer fall or spring and enclose a ballot which can be returned to any board member.

2013 IMPROVEMENTS

A letter to co-owners delivered this past summer listed the improvements to Bridgetown over the past few years. The next major improvement that the board has approved is replacing the vinyl siding in 2013 along with new outdoor lights on the garage, new address numbers, and a new flood light illuminating your rear deck. We can do this without a dues increase as long as we hold off on other costly projects this year. Our goal for 2014 is to complete our makeover with a major landscaping overhaul.

SPRINKLER SYSTEM

The Rid-O-Rust system that worked at the beginning was unable to meet the demands of the water filtration, resulting in unsightly stains on the sidewalks. Fortunately we now have a board member with substantial technical skills in Jeff Londos, and he devoted considerable time and effort to researching various replacement options. The system that the board selected was installed in our newly-constructed pump house and tested before the final winterization. We undertook this project because of the continually increasing cost of Chelsea city water, which we estimate would cost approximately \$20,000 per year or \$200,000 over ten years. The cost of our new three-phase pump, filtration system (with a life expectancy of ten years), and pump house was approximately \$40,000, an overall savings of \$160,000. Daily Rain is cleaning up the sidewalk stains at their expense.

REMINDERS

- *Dryer lint fires occur more frequently than you can imagine, have your vents cleaned out every three years.
- *Snow removal occurs when we have 2 inches or more. If we have a problem with ice on the walks or streets, they will be salted or ice melt utilized on the driveways and walk ways.
- *Dog owners are to ensure that they pick up dropping from there furry little friends.
- *Please keep all personal items off the grass area for the lawn cutting crew.
- *ICE MELT containers will be in the following driveways for your convenience: 801, 809, 821, 833, 907, 926, 952
- *All recycle containers must be placed in your garage and not left in front of your home.

EMAIL

Co Owners that have emails and would like to receive the newsletter early, please provide to Walt Herndon as he has a group email already started. walt@herndon-assoc.com

BOARD MEETING

Enclosed is a list of the dates, times and locations of our monthly board meetings. These are posted on our website as well.

SECURITY

Bridgetown experienced a recent breaking and entering sometime between 8:00 AM and 8:00 PM while the renters were not home. The front door was forced open and the house ransacked, but nothing was taken. In many such cases the perpetrator is looking for guns, jewelry and money that he can conceal when leaving the premises. When we install the new siding, we are going to install new lights over the garages and decks (although technically, outside lights are the responsibility of the co-owner.) We are reviewing several lighting options, and we will keep security in mind as we make this decision.

VEHICLE SECURITY

Common sense tells us to lock our vehicle doors and never leave valuables in plain view. The passive alarm system on most cars activates only when a door is opened. It does not prevent a window from being broken with a small glass punch, enabling the contents to be removed without setting off the alarm. Most aftermarket alarm systems, on the other hand, will activate when glass is broken. If you don't know what kind of alarm system, if any, your car has, call the service department at any dealership that sells your vehicle. Most service techs can explain your car's alarm system if you provide the Vehicle Identification Number (VIN), which you can find on your registration, dashboard, or drivers-side door.

RESIDENTIAL SECURITY

Even though we live in Chelsea, Michigan, we are not free of crime. Make sure your windows and doors (including deadbolt) are locked when you retire for the evening and when you leave your home. Make certain your garage door is closed and the entrance door to your garage is locked. And simply using a stick on your sliding glass door is NOT good enough; a thief can break the lock and simply lift up the door to enter. A better choice is to place an inexpensive spring-loaded bar in the middle of your door where it is visible to a potential intruder. You can buy one at Lowe's, Home Depot, or most hardware or lumber stores. If you have firearms (rifles, shotguns, or handguns) secure them in a gun safe and install trigger guards. Jewelry and money should be kept in a hiding place that would be difficult for a thief to locate. Any home or vehicle can be broken into with sufficient force, but thieves tend to prefer the easy targets, so LOCK your doors. If your neighbor has left his home or garage door open, he will probably appreciate your knocking on his door and telling him. And finally, we have a great police department in Chelsea, so don't hesitate to dial 911 if you see something suspicious. The call is free.

ALARM SYSTEM

If you are thinking about installing an alarm system, let a board member know. If we find that several Bridgetown co-owners want to do this, we can do some research with the aim of getting a group discount.

GARAGE SALE

The annual garage sale will be Friday, May 17 (8 -5) and Saturday, May 18, 2013 (8-4).

Cut off and return to a board member

BALLOT

Co-owner's name and address: _____

___ I would like to move the annual meeting to May

___ I would like to keep it in October

___ I have no preference

BRIDGETOWN

Condominium Association

2012-2013 Board of Directors

President	Jason Morris, 833 Moore Dr. (734) 845-6616 jaymo29@gmail.com
Vice President	Jeff Londos, 911 Moore Dr. (734) 562-2155 jmlondos@yahoo.com
Secretary	Hank Muir, 907 Moore Dr. (734) 475-5859 handsmuir@comcast.net
Treasurer	Walt Herndon, 809 Moore Dr. (734) 475-0755 walt@herndon-assoc.com
Director	Chris Sayer, 801 Moore Dr. (734) 475-9873 csayer@aol.com

Management Company

Roger Rowlison (Community Manager)
Kramer-Triad Management Group, L.L.C.
1100 Victors Way, Suite 50
Ann Arbor, MI 48108-5220
rrowlison@kramertriad.com
800-794-9297
734-973-5500
734-973-0001 (Fax)

For maintenance service, call Kramer-Triad at 734-531-0150, ask for the Service Desk, or **email to service@kramertriad.com**

2012/2013 Fiscal Year Board of Directors Meeting Schedule

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Notes</u>
Dec 17, 2012	7:00 p.m.	Walt, 809 Moore	
Jan 21, 2013	7:00 p.m.	Hank, 907 Moore	
Feb. 2013	No Meeting		
Mar. 18, 2013	7:00 p.m.	Jeff, 911 Moore	
Apr. 15, 2013	7:00 p.m.	Walt, 809 Moore	
May 20, 2013	7:00 p.m.	Hank, 907 Moore	
June 17, 2013	7:00 p.m.	Jeff, 911 Moore	
July 15, 2013	7:00 p.m.	Walt, 809 Moore	
Aug. 19, 2013	7:00 p.m.	Hank, 907 Moore	
Sep. 16, 2013	7:00 p.m.	Jeff, 911 Moore	
Oct. 21, 2013	7:00 p.m.	Walt, 809 Moore	
Nov. 18, 2013	7:00 p.m.	Hank, 907 Moore	
Dec 16, 2013	7:00 p.m.	Jeff, 911 Moore	

If you have something that you want posted to the website, please email it to Jason at:
bridgetowncondominiums@gmail.com