BRIDGETOWN CONDOMINUMS

NEWSLETTER

JULY AUGUST SEPTEMBER 2026

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

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

Director: Deb Bullerman, #926, deb201b@gmail.com, 641-257-8646

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

BOARDROOM CORNER

Topics of discussion at recent board meetings:

Project List for 2026: Kleinschmidt Roofing – 1 building (#801-807)in the Fall; Electric Meter Box Replacements – 3 buildings, start date to be determined.

Condo Issues – Any concerns or issues with your Condo, please send an email to F&D Management at info@fdpropertymanagement.com, and those requests will forwarded to Board Members for consideration and/or immediate action.

Political Flag Policy - With the upcoming Elections is August and November of this year, please respect our Political Flag Policy, in short, no political signs/flags/messages of any kind are allowed in Bridgetown. Please refer to the Policy on the website "bridgetowncondominiums.com" for further information

Garage Doors – Condo garage doors are the responsibilty of Bridgetown HOA. If you have any issues with your garage door please contact a Board Member immediately.

Parking Policy – parking only allowed on one side of the street. Please do not park in front of the Mailboxes at any time. Refer to the Parking Policy on the website "bridgetowncondominiums.com" for further restrictions.

Modification Request Revision – F&D has recommended that some Modifications will need to be recorded for the purpose of ownership and future ownership of the requested modification. The Cost for the recording will be the Co-Owners responsibility.

Back Gate Area – The Board is requesting that the Back Gate Area become a "NO EDIBLE COMPOST" site. Only tree limbs and brush may be thrown in this area. If there are large limbs/brush those may stay on the concrete slab.

Deck Paint – the rollout of our Deck Paint project is working well. If you still need a gallon of paint, please contact Scott Allen at #802.

Tree Removal and Trimming – Guardian Tree will be in Bridgetown later this month to remove and trim identified trees.

Gutter Corners – The Board has ask Kleinschmidt Roofing to quote us on installing "gutter corners" which should help with the overflow off water on certain corners of the gutters.

Powerwasher – the Board is looking into purchasing a Powerwasher. The Board would use it for removing the "green/brown ugly stuff" on the sides of Condo's and the rust on the sidewalks, or any other necessary issues.

Irrigation – the Board is re-visiting extending the irrgation system to those backyards that do not have it. A quote will be requested from Daily Rain for the Board to consider at the next meeting.

HAVE A GREAT SUMMER!!!

NO PARKING ZONE The Board is kindly requesting a "No Parking Zone" at the Back Gate Area. This Area is where we move the Accumulated Snow and also keeping in mind the need to, in an Emerency access the gate freely.

WINTER PARKING ON STREETS AMC has requested that when there is more than 2" of snow predicted that Co-Owner's park in their driveways. Once the street has been plowed and cleaned they will return to plow and clean your driveway. Your cooperation is appreciated.

CONTRACTORS The Board would kindly ask that Co-Owners **DO NOT** approach or ask a Contractor to deviate from the job the Board has hired them to do. **Co-Owners may be responsible for the cost of a return visit**.

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: Sherwin Williams AA-482824 Brown Trim, Emerald Satin.

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. Whenever there is a HIGH WIND or WIND ADVISORY, please do not put out your container. Since we cannot tie the lid down it is impossible to keep them upright during a Wind Storm. The result if we do not become more aware of the Wind, our recycle items blow everywhere and especially to the East. Village Place residents are constantly complaining that all our recycle on these days are in their backyard. Just trying to be neighborly. THANK YOU!
Further informationon recycling may be found at:
www.wwrarecycles.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. $35/10 bags. 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: Any Landscapting, Windows, Radon Mitigation systems, handicapped railings/ramps to name a few. Please fill out the form and mail for deliver to F&D Property Management. 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. **If you are thinking of window replacements, depending on the Window Contractor, the color and style of the window will matter. Please when preparing your Modification Request please be sure you have specific pictures, dimensions, style and color included.**

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 you have any issues with these NEW MAILBOXES please contact the Post Office. If you find a "key" inside your mailbox it is for the Parcel Locker below and you probably have a package there. Return the key to your mailbox after retrieving the package.

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!!!

SELLER'S CHECKLIST If you are selling your Unit, please leave in the Unit the following: Bridgetown Association Bylaws, Mailbox keys, Door keys, Dryer Vent Inspection Report, Garage door openers and any information on Appliances.

CITY OF CHELSEA WEBSITE www.City-Chelsea.org

COMMON WALLS Please be considerate of your neighbors with whom you share the common wall.

TRIMMING OF SHRUBS All shrubs that required trimming in the past have been removed. If you have any shrubs in your yard you will be responsible for their trimming this year and in the future.

NEWSLETTER This is a **quarterly** publication. Suggestions, comments, corrections are 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!