

BW HOA

THE LATEST NEWS ABOUT YOUR NEIGHBORHOOD



Entrance July 2020

BridgeWater Annual HOA Meeting 2020

SUNDAY NOV 8, 2020

Halloween 2020

TRICKS – OR – TREATS?

BridgeWater residents are wondering; Should we observe the tradition of trick-or-treat on Halloween this year? The answer would be up to each individual homeowner. Handing out candy has always been an individual household decision. Unfortunately, the HOA will not be sponsoring a Halloween party this year for obvious reasons. There have, however, been safety recommendations for handing out candy and going door to door. One place to find guidance would be the CDC website. The CDC outlines suggestions on how to observe the holiday safely. Everyone be safe and HAVE FUN!



This year, the BridgeWater Board of Directors will host an “outdoor” General Meeting for the subdivision. We will gather and “social distance” in the parking lot of the club house. If you have a portable folding chair, bring it along. We will have some chairs provided. The current board will cover the usual items such as 2020 budget, and a discussion of the general state of the neighborhood. Please remember to turn in your proxies to elect the next board of directors for 2021. Proxies will be mailed by paper mail as well as emailed by Oct 24th. If you do not wish to deliver your proxy in person, please scan it and email it to BridgeWater.JohnsCreek@gmail.com. One more option to return your proxy would be to place it in the HOA drop box attached to the left side of the club house entrance. This meeting is a great opportunity to meet the folks who serve on the board and those who volunteered to join the board. Come and meet your neighbors and bring all of your questions and concerns so we can have a discussion.



IN THIS ISSUE

REMINDERS AND INFORMATION FOR HOMEOWNERS

NEIGHBORHOOD COVENANTS

WELCOME NEW HOMEOWNERS

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The BridgeWater homeowner's association would like to extend a warm welcome to the new families listed below that have recently joined the BridgeWater subdivision. We would encourage existing BridgeWater homeowners who live near our new residents to say hello and introduce themselves. Any information you can share with them regarding the BridgeWater neighborhood and/or the Johns Creek community will no doubt be greatly appreciated.

- Murat Polat and family –
3280 Merganser Lane
- Jessica Delmoral and family–
3362 Mallard Lake Place
- Mike and Michelle Kerem and family - 3425 Merganser Lane

Once again, welcome everyone, and we hope you are enjoying your new home.



New HOA Board Members

REQUEST FOR NEW BOARD MEMBERS GETS A GREAT RESPONSE

Soon, proxies will be mailed out via paper and via email to allow homeowners to vote for the new board members for 2021. The current board wishes to thank those homeowners who recently submitted their names for consideration in this year's election. Proxies will include a little bit of information to introduce the candidates as well as the current board members. We hope the included information will help you decide who will earn your vote. This year we have received a record 6 candidates in addition to many of the board members who are currently serving on the board and wish to continue. Several of the current (9) board members have opted to be considered for another term on the BridgeWater Board. The board has nine positions currently and will continue with nine in 2021. This year might be a first for having more candidates on the ballot than positions! All the details about who is running for election and who is opting for re-election will be outlined in great detail in the proxy information which is on its way shortly. Please come and meet these candidates both new and current at the general meeting in early November.



2021 Dues Vote

BOARD VOTES TO KEEP DUES THE SAME IN 2021

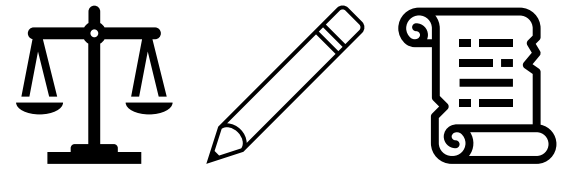
During 2020 two major maintenance projects have been planned for our community recreational facilities. Namely, 1) repair of cracks and resurfacing of the tennis courts and 2) replacement of the pool basin and surrounding pool decking. The tennis court resurfacing was recently completed, and the pool repairs and improvements are being scheduled for late fall after the pool is closed for 2020. The cost associated with these repairs will not require any special assessments by homeowners, as the Board has been provisioning monies over the past few years to cover this major maintenance expense.

GENERAL INTEREST

Information & Reminders

The Bridgewater Homeowners Association (HOA) operates under a set of By-Laws and Covenant (conditions and restrictions) documents that have been approved by the residents. These documents establish the annual association dues, provide operational guidelines, and establish a set of subdivision restrictions for all homeowners.

If you require a copy of the current subdivision By-Laws and Covenant documents, please send an email to the subdivision Gmail: BridgeWater.JohnsCreek@gmail.com and the Secretary will provide you with an electronic (PDF file) or printed copy of the documents.



Budget Report

By Tom Rumph, BWHOA Treasurer

The financial standing of our homeowner’s association is very strong. As of August 31, 2020, we have approximately \$180,000 in the bank and no outstanding debt. We are projecting to end the year with approximately the same balances, however, please keep in mind when you see such a large figure that we are about to start an upgrade/replacement of our pool decking and interior pool surface. We anticipate the pool project to cost from \$75,000 to \$100,000. The Board receives a detailed copy of the HOA financial statements and ongoing reporting on dues collection/expenses and in-process projects on a monthly basis in order to make informed decisions and plans regarding maintenance and future projects.

This monthly reporting ensures the strong financial position of the HOA and the required transparency internal to the Board and to the homeowners. At the annual meeting, we will provide a summarized budget vs actual for 2020 and the summary budget for 2021. We will continue to communicate openly and freely with all homeowners and look forward to any questions.



Notes and Reminders

NEIGHBORHOOD BEAUTIFICATION

Keep your pooch on a leash: it is the law

When walking your dog, scoop the poop: it is polite



As a courtesy to your neighbors, please promptly remove your trash bins from the curbside after trash pickup.

As a reminder, the city of Johns Creek has an ordinance requiring removal of trash bins within 24 hours of collection time.



KEYWORD**BridgeWater Design Standards****WHAT IS AN ARC?**

Did you know that BridgeWater has a governing document called “Design Standards Polies & Guidelines”? Within this policy there is discussion of an “ARC” committee. The purpose of the Architectural Review Committee (ARC) is to provide answers to homeowners who would like to make improvements, additions, and/or changes to the exterior of their property. Examples of such changes would be exterior painting, building a deck, adding a swimming pool, building a fence, landscaping changes, etc.

It is expected of all homeowners wishing to make changes or additions to the exterior appearance of their homes that the homeowner would submit a plan outlining the change to the ARC committee via the BridgeWater email.

I especially like the “preamble” statement to the document:

“It is normal for one to sometimes feel animosity toward a group charged with overview of his or her home design. As an attempt to express our cooperative attitude, ARC has adopted and approved these design standards, policies, guidelines, and procedures to aid everyone in working together, to accomplish high quality, planned, and orderly growth and we look forward to serving the Bridgewater Community in the best possible manner.”



The design standards and all the covenants and restrictions were drafted in 1993 at a time when our community was still under construction, literally. Although the basic principles still apply on all levels, a few of the details are designed to address a community under construction where new owners and builders are dealing with designing a brand-new home. Nearly 30 years later, some of those details need to be updated for the older homes we live in presently. Because our homes are older, many of us are trying to repair, beautify, and improve our properties. Due to our aging homes and properties, this community needs an accurate, updated and well worded set of standards to guide us now more than ever. The current board of directors has formed a covenant review committee to begin the long process of updating our current covenants and restrictions. We always welcome your input, and we thank you for making the efforts to improve, beautify, and maintain your homes!

**Neighborhood Beautification
“Campaign”**

Just a quick note to let everyone know that the board of directors has been discussing the subject of encouraging residents to maintain and even improve upon the appearance of both your individual yards and home exteriors. Now that our homes and properties have gotten older, this subject of home maintenance and improvement has moved into the spotlight. The board has been discussing ideas about how to encourage the upkeep and appearance of BridgeWater homes in a positive way. We have been thinking about ways to provide examples and guidance for residents to understand a common expectation for upkeep of our homes. We have even discussed having a realtor (non-resident) drive around to give us some impartial feedback. Do you have an idea to share? The board hopes to get some feedback on this subject from residents at the annual meeting. Stay tuned for updates on our “campaign style” neighborhood beautification efforts!

BridgeWater Board of Directors 2020

Craig Vigliotta, President
Tom Rumph, Treasurer
Bob Klein, Secretary
Dana Dadson, Vice President
Steven Eberlein, Vice President
Daniel Hernandez, Vice President
Suzanne Gardella, Vice President
Andy Gelernter, Vice President
Sherry Shedd, Vice President

The BridgeWater Board of Directors always welcomes feedback, questions, or suggestions from homeowners. Please email [**BridgeWater.JohnsCreek@gmail.com**](mailto:BridgeWater.JohnsCreek@gmail.com) if you need to reach the HOA Board. Please allow 24 to 48 hours for a response as the board members are all volunteers who have families and or jobs outside of their duties on the board of directors. Please know that we have taken these positions with the intension of serving our neighbors and neighborhood to maintain and improve the neighborhood.



Photo taken 2007