

Bridgewater Estates

Homeowners Association Newsletter June 2013

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The Annual HOA meeting held on April 23rd, had a great turn out. At the meeting a new board of directors was elected as follows:

Gary Vanlier of 2887 S. Benecia Way
Debbie Tona of 4178 E. Thomas Mill Dr.
Jerry Stafford of 4433 E Switzer Way

The outgoing board members were Mary Hanrahan, Fred Harris, and Christina Arnold, please join us in thanking them for their service and time spent volunteering on the Board

At this meeting several items came up for discussion:

1. There was a lot of interest in and dissatisfaction with the hiring of the Snake River Management Group January 2013.
2. Concern for speeding and not yielding to oncoming traffic at intersections.
3. Dissatisfaction with what many perceived as "harassment" from overzealous neighbors calling the police for various violations.
4. Concern about the broken glass along the pathway lighting was discussed and it was authorized to be repaired. The Board is currently working on an alternative solution to the broken lights
5. Maintenance of the common area was discussed.
6. The need to staff the Architectural, Landscape, Newsletter, Social, and Helping Hands committees was brought up
7. Regina Harris gave a landscape committee report
8. The desire to form a seven member board and verify the legality of the 2006 Covenants, Conditions, and Restrictions (CC&R's) was brought to the floor

Since the annual meeting, the new Board of Directors moved to terminate the contract with Snake River Management. When we delivered the termination letter to Snake River on April 29th, they also had served us with a letter of resignation. We are working on the turnover of all documents and banking instruments and the Board is to take over management from Snake River no later than June 3rd.

In regards to the legality of the 2006 CC&R's. Gary Vanlier has worked with Jerry Smith in recovering the missing notarized 2006 Board of Directors meeting minutes. Gary then took the minutes to the Canyon County Recorder and they have been recorded. We are consulting with an attorney currently to finalize. The board will be seeking further information concerning all legalities of the CC&R's as well as the ability to send out rebates to those who are fully compliant, more to follow.

Debbie Tona coordinated the ordering and planting of the flowers at the Happy Valley entry. We would like to thank all who were able to rally on short notice to help out. We planted 20 full flats of beautiful flowers, by providing our own volunteer labor we were able to save quite a bit of money and got to know our neighbors a little better. We would like to extend special "Thank You" to Regina Harris for overseeing the landscape care in the subdivision.

Jerry Stafford will be visiting with the city about our concern for safety and traffic control. We hope that everyone will be conscientious when driving through the neighborhood watching out for our

children and pets. Please keep your speed under 20mph and be sure to stop at all intersections.

In regards to parking, our CC&R's require that we do not store vehicles or trailers on the street and that we store boats, trailers and the like behind the fence and away from the neighbors fence. City code allows for the parking of a trailer on the street unhooked for a period of 48 hours before being towed, or 72 hours if it is attached to a licensed vehicle. All vehicles when parked on the street should face the proper direction of traffic. We hope everyone will be considerate of their neighbors.

We are currently operating a three member Board of Directors. When the CC&Rs are legally finalized we would like to expand the Board to seven members. Anyone interested in adding their name to the ballot please email your interest to bridgewaterampa@yahoo.com. The vote will be held at our next HOA meeting. The date for this next meeting will be set soon.

The Board is currently working on creating a web site that is interactive and has the capability to allow for payment of annual dues. The initial set up of such a site will cost around \$1200.00 and the monthly maintenance will run around \$25.00 per month. Additionally, we thought it would be nice to know about your vocations and special talents and hobbies....more to come

Community Garage Sale. The board has set the date for our annual community garage sale for June 22nd. All are invited to participate.

HOMEOWNERS help us save time and \$\$...Please email your name, email address & phone number so we may compile an email list for the subdivision to bridgewaterampa@yahoo.com