

Nov. 2010

Bridlewood Communicator

-- Current information from your Board of Directors --
Bridlewood Community Association
Gainesville, VA

Next Board Meeting

The next Community Association Board of Directors meeting will be held at 7:00 pm at the clubhouse on Dec. 7th. This is a combined board meeting for November and December. All are welcome.

Want More Info?

Remember to check our web site often to stay up to date.

www.bridlewoodcommunity.org

This site contains official information from the Association.

Ans: c

Stay in the know!

Sign up for e-mail reminders for items like:

- Babysitting,
- Lost dogs,
- Timely notes from the board,
- Neighbor-to-neighbor items.

Visit the interest group at

<http://groups.yahoo.com/group/bridlewood>

Budget and Dues for 2011

The Community Association's Board of Directors approved a budget and dues for 2011. As always, we carefully examined our planned revenue and expenses. There was considerable discussion on ways to conserve and make the most of our money while still keeping Bridlewood as one of the nicest neighborhoods in the area. Sequoia Management will mail you new payment coupons in December.

New 2011 Monthly Dues

- **\$54.80** for Single Family Homes
- **\$70.25** for Townhomes

The new dues amounts for 2011 are a increase of less than 3% from current dues. We believe that this small increase will enable us to continue maintaining the pool, clubhouse, and grounds to high standards. Note that Bridlewood's dues are among the lowest in the area. We discussed ways to hold or even reduce dues, but we did not think the

community wanted drastic actions such as closing the pool one day each week, or changing from twice weekly trash pickup to once weekly pickup.

You can view the detailed budget on the documents page of our web site at:
www.bridlewoodcommunity.org

You can do your share to hold down our costs by:

- Picking up trash in the streets or on community property. Teach your children to respect and take care of community playgrounds and other property.
- Paying dues on time so we don't have to waste money on collections. It's not cool to stiff your neighbors!
- Don't let others share your pool pass. A free ride is not fair to everyone else.

Dues Comparison - Other Neighborhoods

Monthly 2010 Dues

Neighborhood	Total Homes	Townhome Dues	Single Family Dues	Club-house	Pool	Trash Pickup
Bridlewood	427	\$68.50	\$53.25	Yes	Yes	Yes
Saybrooke	444	\$70.67*	\$65*	Yes	Yes	Yes
Victory Lakes	1,090 growing	\$110	\$76	Yes	Yes	Yes
Virginia Oaks	564	\$65*	\$63*	Yes	Yes	Yes
Bridlewood Manor	141	No TH	\$57.68*	Yes	Yes	Yes
Crossroads	440	\$87.26*	\$72.24*	Yes	Yes	Yes
Foxborough	204	\$46.44*	\$38.71*	No	No	Yes
Sheffield Manor	673	\$74.14	\$64.42	Yes	Yes	Yes
Linton Crest	250	No TH	\$69	No	No	Yes

*Some neighborhoods pay quarterly but have been converted to monthly payments for comparison.

E-mail the Board of Directors: bridlewoodboard@sequoiamgmt.com - this forwards the e-mail to all board members.

Want more info?

Call
Craig Courtney or
Samantha Winterstine at

Sequoia Management
Company

PHONE:
(703) 803-9641

e-mail:
ccourtney@
sequoiamanagement.com and
swinterstine@
sequoiamanagement.com

Remember to pay your
monthly dues on time to
avoid late fees, attorney
fees, or liens on your
property. Many thanks to
the majority of home-
owners who pay dues
promptly.

Halloween Parade was Great

The neighborhood Halloween Parade was a big hit with children and parents again this year. The parade was led by a fire truck from the Gainesville Volunteer Fire Department. Afterward, everyone enjoyed snacks, cider, and craft activities at the clubhouse. Our thanks go to Brittany Minor, our social committee leader, for organizing this event.

Clubhouse Rental

Reminder – our clubhouse is available for rental by residents for \$75 for a 4 hour period. The additional check we collect for \$300 security deposit is returned to you after a post-rental inspection.

Entrance Landscape

Additional landscaping work has been performed at the Bridlewood Drive entrance. Unfortunately, grass does not grow well there due to poor dirt conditions and the lack of regular water. Our front entrance has a sprinkler system, but we have not gone to that expense for the 2nd entrance (we are still considering it).

Holiday Party

Check our web site often. We will post details on a neighborhood holiday party in December.

Townhome Dues vs. Single Family Dues

To new homeowners – the reason that Townhome dues are higher than Single Family dues is that we have higher expenses for the Townhomes, including: paving, street lights and snow removal for Townhome courts. Maintenance of the streets in the Single Family areas is performed by VDOT (funded by taxes, not dues).

Combined November-December Board Meeting

Normally, the Board of Directors meets at 7 PM on the 3rd Tuesday of each month. We are combining the November and December meetings. This combined meeting will be held on December 7th. You are welcome to attend.

Total Expenses Quiz

Bridlewood's total expenses for the year are about:

- a. \$220,000.
- b. \$295,000.
- c. \$335,000.
- d. \$410,000.

See other side for answer (middle of left box).



**Check the Association's web site often to stay up-to-date.
It contains documents and information about Bridlewood.
www.bridlewoodcommunity.org**

Thanks - Your volunteer members of the Bridlewood Board of Directors
(Dean, Neil, Larry, Kurt, Roy)