

Oct. – Nov. 2011

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 6th. (Normally the 2nd Tuesday of each month, but a combined Nov. & Dec. meeting will be held Dec. 6th). 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.

Stay Informed!

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>

Halloween Costume Parade

The community association's Costume Parade will begin at 3 PM on Saturday, Oct. 29. This annual event is a favorite for neighborhood children, who are always happy to have a chance to wear costumes. A fire truck will lead the parade. We will end with donuts, cider, and games by the clubhouse.

- Parade starts at Bridlewood Dr. & Tackhouse Loop and proceeds along Bridlewood Dr. toward the clubhouse.
- Begins 3:00 PM, Saturday, Oct. 29th.



Thanks go to Brittany Miner, our social committee leader, for organizing this nice event.

Dues Remain the Same for 2012

There will be no dues increase this year. Board members approved a budget for 2012 that holds your dues at the same level as 2011. These monthly dues amounts are \$54.80 for single family homes and \$70.25 for townhomes. Check the Documents page

of our web site (BridlewoodCommunity.org) to see a comparison of our dues with those of other similar neighborhoods in the area. Bridlewood remains a great value.

Improvements Planned for Clubhouse

We are in the process of gathering bids for planned improvements to the clubhouse and pool bathroom areas.



Our plans include:

- Updating the showers, countertops, fixtures, and more in the pool bathroom areas.
- Replacing the flooring in clubhouse,

- Painting the clubhouse interior,
- Replacing some furniture,



We will keep you informed as the work progresses.

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
Ryan Courtney

Sequoia Management
Company

PHONE:
(703) 803-9641

e-mail:
ccourtney@
sequoiamanagement.com

and rcourtney@
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 homeowners who pay dues promptly.

Fencing Improvements at the Clubhouse

In addition to the interior work at the clubhouse, we are gathering bids to repair or replace the fencing around the basketball and tennis courts. You may have noticed that some of this fencing is badly stretched or the paint is peeling from the support bars. We are continually evaluating improvements and maintenance of common areas to keep Bridlewood looking great, while at the same time being careful to conserve your dues.

Combined Board Meeting for November and December

The community association's monthly meeting of the board of directors is normally held on the 2nd Tuesday of each month. The November and December meetings, however, will be combined into a single meeting to be held on Tuesday December 6th at 7:00 PM. As always, all residents and homeowners are welcome.

We May Be Demanding Action from Your Neighbor

You know the house that you think should be in better shape? We each probably have some thoughts on that topic. You may wonder why the community association is not demanding that the homeowner perform the required maintenance or make the needed changes. **Well, we probably are making those demands.** Sequoia Management performs periodic inspections and has sent notices to homeowners who need to make improvements. We then give the homeowner time to perform the work and we re-inspect. If needed, we follow-up with a hearing at a board meeting that could result in a financial penalty. This information is not made public since we try to protect a homeowner's privacy during these discussions. We will continue to do all we can to keep Bridlewood looking good.

Budget Highlights

Here are some highlights from the community association's 2012 budget.

Budget Item	2012 Budget (\$)
Revenue (dues, Brookside Pool Memberships, and other)	337,304
Maintenance Expenses (inc. Trash & Recycling pickup)	117,995
Utilities	7,250
Pool Expenses	75,250
Administrative Expenses (Sequoia Management plus other expenses)	52,470
Reserves (savings for large capital replacement items, like paving a parking lot or replacing a roof)	70,629
Total Expenses	337,154



**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
(Neil, Larry, Kurt, Dean, and Rick)