

BWHOA

THE LATEST NEWS ABOUT YOUR NEIGHBORHOOD



Entrance Street Sign Dec 2017

Annual Meeting

MEETING HELD NOVEMBER 8, 2020

On Sunday Nov 8, 2020, the homeowners of BridgeWater met in the clubhouse parking lot for the Annual BridgeWater Homeowner's Meeting. The meeting started at 4pm. We had approximately 16 homeowners in attendance which is a record compared to past annual meetings! Final ballot from homeowners were handed in to complete the ballot collection for the new HOA Board to serve in 2021. (you can see the results of the election included in this newsletter – separate article)

Updates and summaries were given for major projects taking place in 2021: pool basin repair and resurfacing and replacement/refurbishment of pool decking. It was also noted that the board would be working on ways to promote a "beautification initiative" in the neighborhood. A summary and recap were covered about the recently adopted POAA amendment. The POAA amendment is designed to update the existing outdated governing documents to bring the overall package up to date and in line with other neighborhoods who have already adopted the POAA language.

BridgeWater Annual HOA Meeting 2020 Summary

A covenants committee formation in late 2020 was discussed and opened up to residents as well as board members to join. The committee was formed to discuss ways to continue to update and refresh our outdated covenants and restrictions since the POAA was just a small step in the direction of improvement. (you can see an update on the covenants committee in this newsletter – separate article).

A financial summary was provided by the treasurer, Tom Rumph. Tom provided an overview of the profit & loss statement for the year of 2020. Basically, the subdivision is in a particularly good financial state. The only deviations from the budget were the extra money spent on pool monitors due to the pandemic and extra attorney's fees related to the work on the POAA amendment. The tennis courts were resurfaced in 2020, however, that expenditure was covered under the general budget without reaching into reserve savings. Tom noted that the reserve savings would be used to complete the large pool basin and pool decking project. Using the reserves allows the project to be completed without a "special assessment" of the homeowners.

The meeting was opened to questions from homeowners. Meeting was adjourned at approximately 4:30pm.



*IN THIS ISSUE***ELECTED BOARD MEMBERS FOR 2021****NEIGHBORHOOD COVENANTS COMMITTEE****WELCOME NEW HOMEOWNERS*****WELCOME NEW HOMEOWNERS***

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.

- Tonia Gray & family –
3210 Merganser Lane
- Andy & Samantha Kelly & family– 3382 Mallard Lake Place

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

***2021 HOA Board Members*****RESULTS FROM 2020 HOA BOARD ELECTION**

The following residents were voted to serve on the board of directors for 2021:

Dana Dadson, Steven Eberlein, Suzanne Gardella, Daniel Hernandez, Win Holcombe, Bob Klein, Mehdi Rashidi, Tom Rumph, and Sherry Shedd. The entire Board met in December of 2020 and determined the following positions/areas of responsibilities for the following members:

Co- Presidents: Daniel Hernandez and Dana Dadson

Treasurer – Tom Rumph

Secretary – Bob Klein

VP of Landscape and Maintenance of Common Areas – Win Holcombe

VP of Clubhouse Maintenance and Scheduling – Suzanne Gardella

VP of Pool and Tennis Court Maintenance – Steven Eberlein

VP of Communication and Community Involvement – Mehdi Rashidi and Sherry Shedd

The Board of Directors have meetings approximately every six weeks and occasionally more often for special projects and considerations. Each board member has been assigned an area of oversight. Given that some areas of oversight have expanded responsibilities, board members assist each other as required during the management of certain items. Please feel free to reach out to the board via our email address at bridgewater.johnscreek@gmail.com. Send in any concerns, requests for information, questions, etc. We will do our best to get back to you in a couple of days. Please be patient with us as we are all volunteers. To further assist in neighborhood communication, we are working on introducing a neighborhood web site for BridgeWater this year. (see short note in this newsletter concerning the proposed, future BridgeWater Web Page)

GENERAL INTEREST

Pool Renovation

As you will notice in many of the articles in this newsletter, the subject of subdivision age (30 years) has been a theme. As a result of our aging neighborhood, our pool basin and concrete deck surface have also aged 30 years. The time has come for a major pool renovation. Elements and goals of the pool project are: 1) repair several surface cracks in the 30-year-old pool basin and re-plaster the basin with a more robust material that should last 15+ years, 2) replace and upgrade pool handrails, 3) update drain covers and pool lighting, and 4) repair and refinish the existing pool deck or replace the existing concrete decking with pavers.

As one would imagine, this is a huge project that will cost a large chunk of money. The good news is that the board has been saving money for this project so that the renovation can take place without raising dues or asking homeowners for a special assessment. The Board is in the final stages of accumulating competitive quotes and plans to select a contractor as soon as early March. Please have patience with us as we try to accomplish this large task with minimal or no impact on the summer pool season. Additional information on this project will be shared with homeowners as it becomes available.



Budget Report

The financial health of the BridgeWater HOA remains strong. We have \$211,000 in our checking and savings accounts. This total includes a portion of our budgeted 2021 annual dues, of which 65% of our homeowners have paid in full for the entire year. We appreciate everyone's timely payment of dues, as these funds are used to cover annual subdivision maintenance expenses which benefit all residents. Each year the Board establishes annual dues, reviews, and approves a budget that covers anticipated fixed expenses, and provisions monies for future major maintenance items related to the tennis courts, pool, and clubhouse. This provisioning and budgeting of future expense has enabled the HOA to avoid any "special assessments" to homeowners, to pay for major repairs, renovations, and/or any emergency or unplanned expenses. If you ever have questions concerning the HOA budget, please email the Board of Directors at bridgewater.johnscreek@gmail.com.



Notes & Reminders

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. In addition, try not to put cans out days in advance. Trash pick-up for BridgeWater is on Fridays.

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



BridgeWater Covenants Committee UPDATE

BRIDGEWATER COVENANTS AND RESTRICTIONS NEED A MAKE OVER

As mentioned at the general HOA meeting in November, the BridgeWater HOA Board is in the process of considering revamping our current Covenants, Conditions, and Restrictions (“Covenants”), which are the shared rules of the community that help maintain the uniformity of our homes and help protect property values. The Board established a committee (a few Board members and one non-Board member) to meet with an attorney to discuss the amendment process and to review areas of our covenants that can be improved to address concerns the Board has received over the years. That committee is in the process of formulating a survey to solicit the neighborhood’s input about updating our Covenants. That survey will preview some of the areas that need the most attention and will ask for your opinion as to whether you agree that these issues need attention. The committee will share the results of the survey, and if those results reflect support for amending our covenants, the committee will move forward with the amendment process, which could include holding town-hall like events to further explain proposed amendments and answer any questions you might have. If you are interested in serving on the committee or have any questions about this project, please send an email to bridgewater.johnscreek@gmail.com



BridgeWater Website Planned for 2021

There has been “talk” in the past of creating a BridgeWater Web Page. One of our communications VP’s, Mehdi Rashidi, has an IT background, and Mehdi plans to use his knowledge and skills to present some proposals to the board concerning a neighborhood web page. He has given us a variety of choices regarding functionality of the page such as one way or two-way communications. The good news is that the web site can always be updated to add functions as needed in the future. Be on the lookout for progress. We are so thankful to have Mehdi on board to work on this especially important and long overdue addition to our neighborhood communications.



Photo taken 2014



Super Suggestions

SUBMITTED BY CURRENT HOA BOARD MEMBERS TO KEEP OUR COMMUNITY SAFER AND CLEANER



Porch Lights at Night

With daylight hours reduced during the winter months, residents may want to consider leaving their porch lights and/or exterior garage lights on during the overnight hours. This will improve street lighting and as a result, affect the safety of our streets in the BridgeWater Subdivision. Improvements could be seen especially in the early morning hours when children may be walking to the bus stops or residents may be walking or jogging.



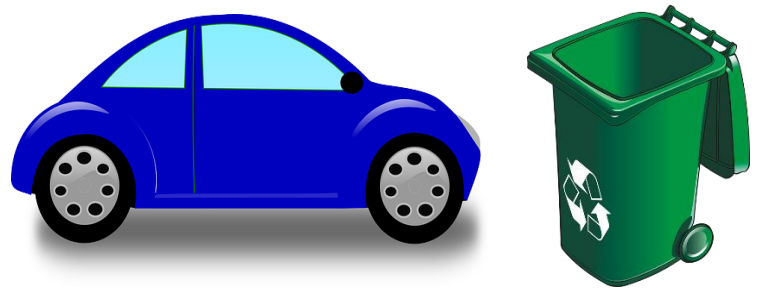
Keep BridgeWater Beautiful

Anytime you are out walking in the neighborhood and you see trash on the ground, stop and pick it up. If you don't walk in the neighborhood, and even if you do, stop and pick up any paper or trash you might find out in front of your own property in the street. If we all could do our part and try these two small suggestions, our neighborhood would be sparkling and litter free!

Covenant Corner

DID YOU KNOW? BE INFORMED

Please be sure you are abiding by these guidelines taken straight from our neighborhood governing documents.



Trash/Garbage Cans:

“Trash, garbage or other waste shall not be kept except in sanitary containers and out of **the view from any street** or other lot or the common area. “

Vehicles:

“No trailer, truck, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot at any time unless housed in a garage or basement. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any lot (except in the garage) or on any street in the subdivision for a period in excess of twenty-four hours in any one calendar year.”

No automobile shall be continuously or habitually parked on any street or in the common areas of the Property.

(Note: The above means that autos must be kept in driveways or garages, not on the street or at the clubhouse. Boats and commercial vehicles, on the other hand, can never be kept in driveways.)



Duty to Repair:

Each owner of a lot shall, at its sole cost and expense, repair all portions of his residence and lot, keeping the same condition comparable to the condition of such residence at the time of its initial construction, excepting only normal wear and tear.

(Note: this refers to the structure as well as the yard)

BridgeWater Board of Directors 2021

Dana Dadson, Co-President
Daniel Hernandez, Co-President
Tom Rumph, Treasurer
Bob Klein, Secretary
Steven Eberlein, Vice President
Win Holcombe, Vice President
Suzanne Gardella, Vice President
Mehdi Rashidi, 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 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 responsibilities outside of their duties on the Board of Directors. Please know that these folks have taken these positions with the intention of serving our neighbors and neighborhood to maintain and improve the neighborhood.



Photo taken Dec 2017