

BW H O A

THE LATEST NEWS ABOUT YOUR NEIGHBORHOOD



BridgeWater 2021 Pool Season

Clubhouse Reservations

RESIDENT RESERVATIONS RESUME

After a long period of Covid restrictions, the Board has voted to “re-open” the clubhouse and allow residents to reserve the clubhouse for various private functions. The clubhouse will be available for use in close conjunction with the opening of the pool. The pool will open Memorial Day Weekend – Saturday May 29th at the latest. The Clubhouse will be available for rental on the following Friday after Memorial Day which will be Friday, June 4th. We typically do not allow clubhouse rentals on the holiday weekends.

Just in case you are not aware, residents of BridgeWater have the benefit of reserving the clubhouse for private functions. Please be aware however, reserving the clubhouse will give you exclusive use of the clubhouse, but you cannot reserve the pool for exclusive use by your private party. You can use the pool and invite your party guests to use the pool, however, other residents will still have access to the pool even during the time the clubhouse is reserved. To reserve the clubhouse, please call or text Suzanne Gardella at 404-401-8901. Suzanne will give you instructions about getting the key, making a damage deposit, returning the key, and obtaining a copy of the clubhouse rules.

BridgeWater will be opening the pool by Memorial Day Weekend – at the latest! The Board plans to have the pool deck pressure washed, furniture in place, water chemicals balanced on or before **Memorial Weekend – May 29 & 30, 2021.** The Board met last month and discussed plans for the reopening this year.

We plan to open without any pool monitors, sign-up sheets, or restrictions at the pool. Please continue to be safe! Remember that our pool does not have a lifeguard. We ask that all children under the age of 12 be accompanied by an adult. Remember, never swim alone at any age.



Current Pool Repair

As of May 6th, the pool (shallow end only) is being drained for a quick patch of two plaster degradations in the shallow end. We had hoped to avoid doing another quick patch this year, but for safety, we are going ahead with the repair. Please be patient with the repair process. Repair should be done by the end of the weekend of May 8 & 9. Pool will be refilled and rebalanced well before Memorial Day! Watch for signs at the pool.



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NEW LANDSCAPING COMPANY

NEIGHBORHOOD COVENANTS COMMITTEE

PROJECTS UPDATE: POOL, FENCE, DRAINAGE



2021 HOA Covenants Committee Update

COMMITTEE FORMED IN LATE 2019



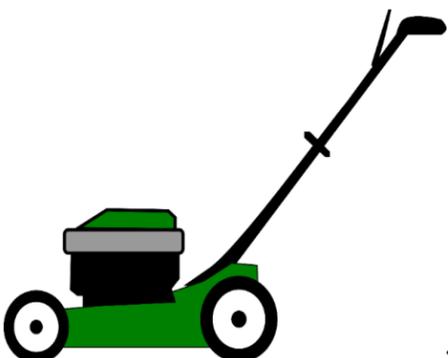
WELCOME NATIONAL LANDCARE, LLC

The neighborhood has signed a new landscaping contract with a local landscape company called National Landcare, LLC. The new contract became official on April 1, 2021. The Board reviewed quotes from three companies. All prices were competitive, but National Landcare was the best match for our neighborhood. One new benefit offered to our residents: National Landcare will provide basic landscaping services to individual BridgeWater homeowners for a discounted (group) rate. The company offers mulch and pine straw installation as well as lawn mowing and even general yard clean up. A letter will be emailed directly to all residents of BridgeWater with details about the resident services, prices, and contact information for the company. Welcome to the neighborhood National Landcare!

The following board members and residents are currently serving on the Bridgewater Covenants Committee.

Daniel Hernandez (chairperson), Win Holcombe, Bob Klein, Dana Dadson, Tom Rumph, Sherry Shedd, Sarah McKenzie, and Craig Vigliotta.

The committee has met several times since the formation in 2020. The goal of the committee is to eventually update 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. Recently, residents received a survey via email (survey monkey) with questions about a variety of subjects that need updates or clarifications in our governing documents. The purpose of the email survey was to get a general idea from the residents which subjects they would like to see addressed by the committee. The survey is just a first step to connect with residents about the subject of updating neighborhood covenants. The committee is planning other ways to connect with the community by providing education and gathering input. Be on the lookout for more information concerning the neighborhood governing documents. 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.



DRAINAGE PROJECT TO BEGIN SPRING 2021

Another project the Board has been working on this year is a longstanding drainage problem on the common, grassy area behind the tennis courts. We currently have a few small French drains in the area; however, those drains are not sufficient to handle the water runoff from the tennis courts and pool deck surfaces during rainstorms. The water collects in the grassy area until the ground is saturated which causes the water to continue down the behind several properties until reaching the water retention pond. Often the water causes flooding in some yards. The Board has spent many months getting quotes and evaluations of the current failing drains. We have signed a contract with Champion Lawncare. Work should proceed in the coming weeks to place 6 – 24x24 inch drain basins behind the tennis courts and pool deck. These basins will be connected into an existing drainpipe, so the water is routed out of the soggy area and into the existing storm drainage system. The company will also bring in dirt to route water toward the drains. At the completion, Champion will lay new Bermuda sod in the area affected. The project will cost \$11,795.



SAFETY PATROL



Please remember to **STOP** at the four-way stop sign at the neighborhood entrance. We have lots of folks walking, kids on bikes, and leashed pets on walks. Let us keep everyone safe by coming to a complete stop at the stop sign when entering and exiting the neighborhood.

For the safety of our young residents and by requirement of Fulton County Board of Health, please keep the pool gate closed and locked at all times. 1) We do not want our youngest residents to accidentally wander into the pool due to an unlocked or open gate. 2) We could have our permit to operate a swimming pool taken away for leaving the pool gate unlocked or propped open. Please close the pool gate securely after you leave the pool. Please do not prop the pool gate open.

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. When putting out your can, please do so early Friday morning or Thursday evening. Trash pick-up for BridgeWater is on Fridays.

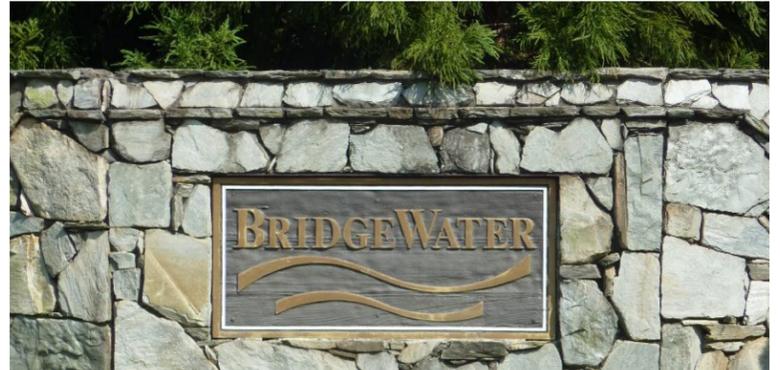
As a reminder, the City of Johns Creek has an ordinance requiring removal of trash bins within 24 hours of collection time.



Pool Renovation Update

FALL 2021 FOLLOWING SUMMER SWIM SEASON

The pool renovation will take place in the fall of 2021 as soon as the swimming season is complete. The Board was very hopeful to have the renovations take place before the 2021 pool season, but as you can see, the process is taking a little bit longer. In our February 2021 newsletter, we announced that we would have a contractor selected by March and the renovation would take place at a time when it would not impact the swimming season. We have chosen a pool company to handle our renovations, however, we were unable to get all the pieces in place to have the contractor begin the renovation and finish by Memorial Day (2021) without impacting our 2021 summer season. In order to enjoy a full swimming season, the project will take place right after this swimming season (fall time). Even though you cannot see any progress, please know that the Board has been working tirelessly behind the scenes to get several quotes for an exceptionally large project. We are in contact with the City of Johns Creek, and the Fulton County Board of Health. Many decisions, permits, choices are needed to proceed with such a large project and do it RIGHT. The goal is to get the best value for our money and have another **30 years of enjoyment** swimming in a beautiful, renovated pool basin with a renovated pool deck. The cost of the project will be approximately \$50,000 which will include the basin resurface along with a new deck surface using renovation pavers placed on the top of our existing cracked concrete. The Board is also considering expanding the pool deck by several feet on the right side of the pool to allow just a little bit more space for families to navigate past the lounge chairs. The added cost to expand the decking and move the fence a few feet should not be too expensive (approximately \$10,000 in addition). The benefit of having a few more feet of space to walk past lounge chairs which are fully extended should justify any extra cost. The outcome will be exceptional and worth the wait!



BridgeWater Website on Track for 2021 Unveiling

Our communications VP's, Mehdi Rashidi, has been hard at work presenting some proposals to the board concerning a neighborhood web page. He has been working closely with a company to assemble an excellent web site to allow our residents to have easy access to neighborhood documents, newsletters, and other important neighborhood announcements. Be on the lookout for updates. We are so thankful to have Mehdi on board to work on this especially important and long overdue addition to our neighborhood communications. Mehdi has begun the process of loading content onto the site. The board has been able to see some previews, and the site is looking good! Building the content requires a lot of time and dedication. Mehdi will be giving the board an update on his progress at our next meeting in June. When we have an approximate launch date for the site, we will share it with all of you!



Super Suggestions

FROM YOUR NEIGHBORS



Porch Lights at Night

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.



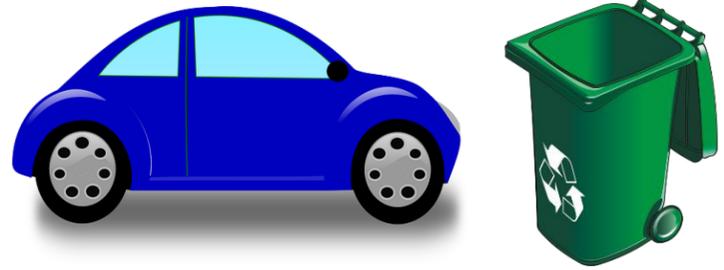
Keep BridgeWater Beautiful

Anytime you are out walking in the neighborhood and you see trash on the ground, stop and pick it up. If you do not 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

ANOTHER REMINDER

Two of the most violated neighborhood covenants involve our cars and our trash cans.



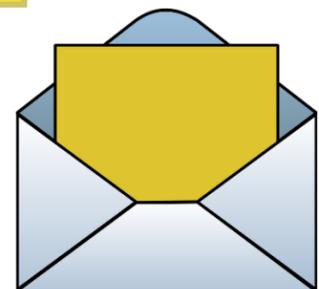
Trash/Garbage/Recycle Cans:

Please store your garbage and recycle cans out of sight from the street “as best you can”. Sometimes it is difficult to find a spot to store those large cans. The Board simply requests that you try to store garbage cans and recycle bins where they cannot be seen from street view, **especially** right in front of your home.

Vehicles:

Please do not habitually park cars in the street, period. Sometimes homeowners have guests visiting or home repairs performed, and it might be necessary for a vehicle to park in the street temporarily/occasionally. Having too many vehicle owners living in a residence is not a reason to habitually park the “overflow” in the street and violate the rules. Keep cars in your garage or driveway. Homeowners should not be parking their cars in the street overnight, period.

If you are parking in the street or your garbage containers are in plain view in front of your home, you can expect to get a letter of warning from the HOA requesting that the situation be corrected immediately. Do not let this be you.



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 May 2021



photo taken April 2021