

BW HOA

THE LATEST NEWS ABOUT YOUR NEIGHBORHOOD

2023 HOA Board Proxies Due October 23rd

BridgeWater Annual HOA Meeting October 23, 2022



Meeting starts at 5pm

The following residents have volunteered to be on the voting proxy for the 2023 HOA Board.

Bob Klein, Ryan Oshlo, Mehdi Rashidi, Tom Rumph, Sarah McKenzie, Linda Henderson, and Ron Jones.

The Board of Directors have meetings approximately every six weeks and occasionally more often for special projects and considerations. In January, the newly elected Board will meet and vote for the positions for each Board member such as president, vice president, treasurer, etc. Each board member will be assigned an area of oversight such as landscaping, clubhouse and pool maintenance, communications, etc. 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. You may also contact the board via the neighborhood website, BridgeWaterJohnsCreek.com, and click "contact us". 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 the HOA Board since everyone is volunteering their time to serve.

On Sunday, October 23, 2022, you are cordially invited to meet with the current Board of Directors at the BridgeWater Clubhouse where we will conduct our 2022 Annual Meeting. This is a chance to meet the Board members in person. Sometimes it is nice to put a face with a name. Our Treasurer Tom Rumph will distribute a budget summary for 2022 and have a short discussion. Our outgoing president, Dana Dadson, will speak about the accomplishments of the year. After a brief meeting, everyone will have a chance to ask questions and voice concerns. We hope to see you there!

Sincerely,

BridgeWater
Board of Directors



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All About Paying HOA Dues

Where Do I send My Dues Payment/How Much? How Often?

In accordance with the By-Laws of BridgeWater, each homeowner is required to pay association dues. Dues can be paid in two ways:

Annually: \$1000 **Quarterly:** \$250

Invoices are mailed out via USPS just prior to the month of January, April, July, and October. If you pay for the entire year by January 30th, you get a \$200 savings and you will not receive any more invoices for the year. For prompt payment for the entire year, you will receive a \$200 discount making your total \$800 for the year.

Payments on either schedule are due on the first of the month, however, BridgeWater allows a grace period of 30 days to pay your dues without incurring late fees.

We appreciate everyone's timely payment of dues, as this assists with the subdivision cash flow and payment of bills.

You can mail your payments to the following PO Box:

BridgeWater HOA

Suite 200-221

9925 Haynes Bridge Rd. Alpharetta, 30022

Or: you can place your payment in the locked HOA mailbox on the left side of the clubhouse door.



SOCIAL PLANNERS AND VOLUNTEERS NEEDED

Calling all social butterflies! We have had many successful events over the years such as Halloween parties, ice cream socials, end of summer parties, and adult socials.

This year the HOA sponsored a Pool Grand Reopening event in July. The pool party was organized by our Vice President of Community and Social Involvement, Ryan Oshlo. Ryan's wife, Teresa, was also a key part of the party planning and execution. The Oshlos did a fantastic job of decorating the pool area. They ordered pizza and served cold drinks and snow cones! Ryan could really use some help with future events. Planning and hosting the neighborhood events takes hard work and VOLUNTEERS to help! Is there anyone who might like to step up and organize an event? Do you prefer to organize a children's event such as the Halloween party or maybe a family event such as the shaved ice/ food truck? Maybe you would just like to help with a single event? We need folks to volunteer on all levels: organizers, helpers, etc.

We also need ideas! Some of Ryan's ideas are as follows:

- Halloween: hand out candy at the clubhouse
- Fall chili cookoff / potluck at the clubhouse
- Wine and Cheese (Adults only) gathering- one evening in November, prior to Thanksgiving.

Even though we have had many successful events in the past and many good suggestions, we still need volunteers! If you feel you would like to be on the social committee, or even just pop in and help out once or twice, please contact us on the website or write to:

BridgeWater.JohnsCreek@gmail.com.

P.S. Please send us your ideas!

GENERAL INTEREST

Neighborhood Projects Completed in 2022

Front Entrance Signs Replaced

In Early Spring of 2022, the Board voted to go ahead and replace our cracked wooden signs with new updated materials which will hold up to the wear and tear of weather and sun. The Board kept the original design and kept the coloring very similar. Before the signs were replaced, the front stone wall and sign structures were pressure washed. The clean stone with the new signage looks outstanding. The sign replacement cost was \$2500.00 total for both signs.



New Signs: Replaced April 2022

Fence Along Brumbelow Road on Entrance and Exit Sides Replaced

Also in the spring of 2022, the Board voted to replace the fence along Brumbelow Road on both the entrance and exit sides of the neighborhood. After reviewing three quotes, a company was selected to replace our fence with a new and sturdy design. The fence replacement was \$7,800.00 not including the staining. The staining was completed by the same company who installed the fence. Staining happened in August of 2022. The cost to stain the fence was \$3,300.00. In the past few years, the Board has received several requests to repair or replace the fence. The project has been rewarding for everyone and the new fence enhances the look of the front of our neighborhood!



New Fence installed April/stained July

Smaller "Rail" Fence Along Mallard Lake Place (both sides) Cleaned and Painted

In September of 2022, the dark brown rail style fence along both sides of Mallard Lake Place got a facelift. Last year, the Board had some of the fallen boards repaired. This year in September, after replacing the fence along Brumbelow, the Board decided to have the rail fence pressure washed and painted. The cost to pressure wash and repaint the rail fence was \$750.00 which is significantly less than having the fence completely replaced. The \$750.00 facelift should improve the look of the rail fence for a few years until the Board decides to spend the money to replace the entire rail fence.



Fence cleaned & repainted Sept

WELCOME NEW HOMEOWNER

The BridgeWater homeowners' association would like to extend a warm welcome to our newest Neighbor listed below who has recently joined the BridgeWater subdivision. We would encourage existing BridgeWater homeowners who live near our new neighbor 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.

- Kye Giscombe
3351 Mallard Lake Place



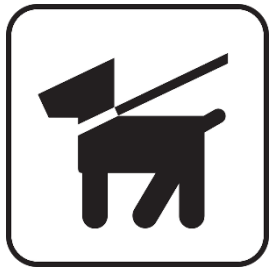
Once again, welcome, and we hope you are enjoying your new home.

Notes and Reminders

NEIGHBORHOOD BEAUTIFICATION

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.

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



Keep BridgeWater Beautiful

Anytime you are out walking in the neighborhood, and you see trash on the ground, stop and pick it up. Another idea to help keep the neighborhood clean and tidy would be to pick up any paper or trash you might find out in front of your own property in the street or along the curb. If we all do our part and try these two small suggestions, our neighborhood would be sparkling and litter free!



Street Light Out?



Contact Sawnee EMC

Sawnee EMC:
 Phone: 770-887-2363 or go
 to the web site:
www.sawnee.com

hover over “my account” at the top of the page. You will see a choice of “streetlight out” at bottom left under the Outage Info column. The link will take you to a form to fill out. Sawnee will usually come out and fix the light within a couple of days!

Visit the BridgeWater Website

Please remember to visit our neighborhood website. The website made its debut in October of 2021. This new site has copies of past newsletters and copies of the covenants and restrictions as well as other announcements and community information. Are you planning improvements to the exterior of your home such as paint or adding a fence? You can find a BridgeWater Architectural Review Request form right on the website. If you need to contact the Board for any reason, just click on “contact us”. Do you have questions about your Homeowner’s Association dues? The website has a section about dues payments to explain everything about the association dues. Wondering how you can reserve the clubhouse for your event? Check the website section on “amenities”. To find the website please search:

BridgeWaterJohnsCreek.com

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.



BridgeWater Board of Directors 2022

Dana Dadson, President
Tom Rumph, Treasurer
Bob Klein, Secretary
Steven Eberlein, Vice President, Pool Maintenance
Suzanne Gardella, Vice President, Clubhouse Reservations & Maintenance
Daniel Hernandez, Vice President, Covenants Committee Chair
Win Holcombe, Vice President, Landscape
Ryan Oshlo, Vice President, Community and Social Events
Mehdi Rashidi, Vice President, Communications
Craig Vigliotta, Vice President, Tennis Court Maintenance

The BridgeWater Board of Directors always welcomes feedback, questions, or suggestions from homeowners. Please email bridgewater.johnscreek@gmail.com or click “contact us” on the neighborhood website (www.bridgewaterjohnscreek.com) 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 2014