

# **Bridgewater Estates**

## **News letter**

**9/9/2015**

### **Budget Update:**

During the last 2 months the board has had to replace a number of dead trees, and plants at both entrances to our sub-division. The board also had to repair more vandalism in the walking path between Brooklyn, and Thomas Mill. These repairs, and replacements are expensive, but we have managed even with those replacements to keep our operating account sound, and our savings account is being replenished due to home sales in our community. Each year we have our landscaper go through the entire sub-division and spray a weed killer in between the asphalt and concrete joints in the road to keep the community looking good. The Board also would like to remind members of our community to control weeds on their property, and to live within our community's CC&R's by putting Boats, and RVs away when you return from trips.

The homes in our sub-division are selling very quickly; this is due in part to a limited number of new home availability. The majority of sales in our sub-division are selling in as little as 72 hours to a few weeks. This is also due in part to how well everyone in our community takes care of their property.

### **Traffic & Speeding**

We continue to struggle as a community with the ongoing traffic that cuts through our sub-division and in most cases at speeds well above 20mph! PLEASE help us by watching your speed, and letting your kids that drive know, to keep their speed down. Just a couple of months ago a dog was hit & killed on the curve where Switzer way transitions to Benecia Way! The city has no options for us as speed signs can't be installed and Speed bumps are also not an option. The board is hopeful that there will be an additional entrance, and exit that is part of an adjoining sub-division expansion that will relieve some of the traffic that cuts through our sub-division.

### **Web Site**

Just a quick note, the website contract was renewed and some time about mid September, we will be adding links so that you can access City of Nampa, agencies and recreation. If you have any specific ideas you can contact any of the board members.

Website: **[BridgewaterNampa.com](http://BridgewaterNampa.com)**

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Newsletter continued;

### **Overdue Dues**

We still have 8 home owners that have not paid their dues, 4 owe only owe their 2015 dues, and the other 4 owe multiple years dues. When you signed your loan documents one of those documents was that you promised to pay the association dues each year. If you have not paid please remit your dues. The board each year creates a budget that is figured on receiving every member's dues, when you fail to live up to your commitment, the budget has a short fall! Currently the budget has been shorted by these home owners to the tune of \$2100.00. While our bank accounts are in great shape, and we will more than likely have a small surplus this year, it would be nice to have more of a surplus, because it may be possible to reduce our annual dues another 10-15%. While all of the communities around us continue to have their dues increased (due to being managed by a management company) Bridgewater Estates has been able to reduce our dues.

### **Reminder**

**The new school year is underway, watch out for kids getting on or off of bus's, and in cross walks.**