

BRIDGEWOOD HOA

Annual Community Meeting

Spring 2026

Merrillville, Indiana

Tonight's Agenda

01 Welcome & Opening Remarks

Paul Dawning, President

02 Financial Report

2026 Budget Overview

03 Grounds & Landscaping

John Forbes

04 Lake Report

Chris Miller

05 Community & Events

06 Questions & Discussion

Board of Directors

PRESIDENT
Paul Dawning
219-644-8887

TREASURER
Vanessa Pryor
219-795-1602

BOARD MEMBER
Debra Holley
219-805-5720

BOARD MEMBER
Chris Miller
312-316-5292

VICE PRESIDENT
Claude Powers
219-769-6839

SECRETARY
John Forbes
219-718-9430

BOARD MEMBER
Corrie Frank
708-878-4160

Welcome, Neighbors



Our responsibility is not just to manage today, but to position Bridgewood for long-term strength and stability.

Paul Dawning, President

Thank You for Being Here

Your presence reflects the pride we all share in making Bridgewood a welcoming place to call home.

Sound Fiscal Judgment

The Board remains grounded in serving this community with transparency and visionary leadership.

Preserving What We've Built

Every decision is centered on protecting and enhancing the neighborhood we all care about.

Looking Ahead to 2026



2026 Dues Increase

A difficult but necessary decision. Rising costs required adjustment to preserve the standards we all expect.



Lake Cost Recovery

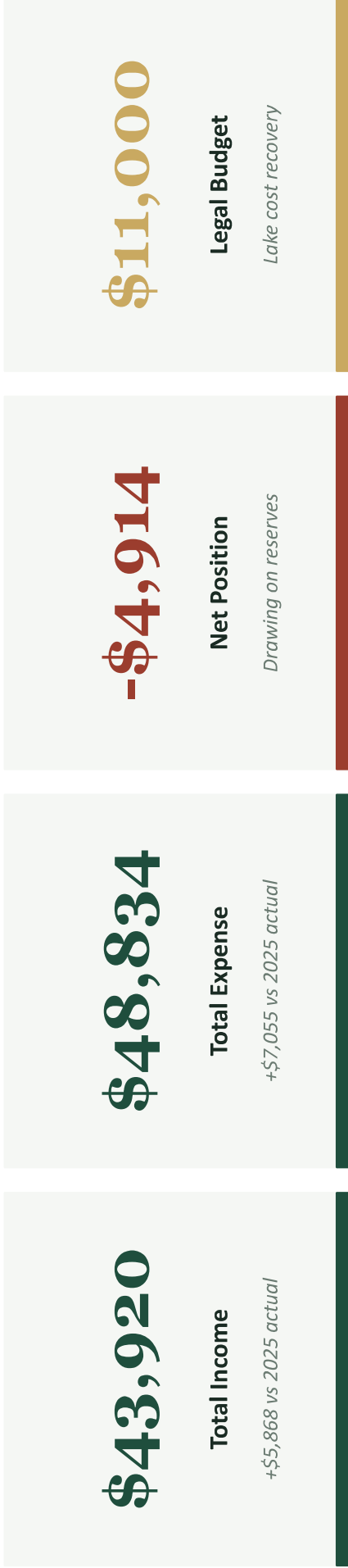
Ongoing legal efforts to recover shared lake expenses. The process is active and the Board remains committed to a fair outcome.



Forward Focus

Manage costs wisely. Identify savings where appropriate. Continue maintaining the beauty and value of Bridgewood.

2026 Budget at a Glance



Annual dues were adjusted upward to meet rising operating costs and open legal matters. The Board continues to look for savings across all categories.

2026 Budget by Category

CATEGORY	2025 ACTUAL	2026 PROPOSED	CHANGE
Lake Maintenance	\$18,475	\$18,654	+\$179
Legal	\$6,700	\$11,000	+\$4,300
Grounds	\$6,769	\$6,500	-\$269
Utilities	\$5,727	\$6,500	+\$773
Landscaping	\$754	\$2,800	+\$2,046
Insurance	\$1,614	\$1,680	+\$66
Irrigation	\$641	\$700	+\$59
Community	\$361	\$500	+\$139
Administration	\$650	\$400	-\$250
Property Tax	\$88	\$100	+\$12
TOTAL EXPENSE	\$41,779	\$48,834	+\$7,055

Notes & Assumptions

Income & Collections

Total income does not include unpaid dues collections. Budget accounts for 5% bad debt based on historical trend.

Community Events

\$500 supports the website refresh, Taste of Bridgewood, and the Graduate recognition banner.

Grounds & Landscaping

Combined \$10,000 for grass, trees, plantings, weeding, and the new irrigation line.

Legal Expenses

\$11,000 covers open legal issues and ongoing consultations, including shared lake expense recovery. 2025 invoice not yet received.


Administration

Trimmed to \$400 reflecting reduced accounting software and supply costs.

Net Position

Projected -\$3,760 will draw modestly from reserves. Monitored quarterly.

Our 2026 Vendor Team

	Lake & Pond Biologists LAKE MAINTENANCE	Primary lake management partner. Algae treatment, fountain and aerator service, annual tilapia stocking.
	Esmerio's Landscaping GRASS CUTTING & MAINTENANCE	Grass cutting and ongoing weed removal along 91st Avenue, east to west. New partner for 2026.
	Forever Green WEED CONTROL, GRASSY AREAS	Contracted weed treatment across common grassy areas through the growing season.
	Danko IRRIGATION SYSTEM	Irrigation service and maintenance, including seasonal startup and winterization.
	Gaile Altgilbers GROUNDSKEEPER, ENTRYWAY	Keeps the Bridgewood entry clean and inviting year-round.

Plan for 2026

Goal for 2026

Keep the entry into Bridgewood and the grounds along 91st Avenue looking clean and tidy.

Comments and homeowner assistance welcome.



Maintain 91st Avenue

Continue proactive weed removal east to west, extending last fall's work.



Entry Beautification

Gaile keeps the Bridgewood entrance polished throughout the season.



Common Area Weed Control

Forever Green treatment program across grassy common areas.



Entry Planting

2026 budget supports additional planting at the entrance.

Lake Management Partner



RETAINED FOR 2026

Lake & Pond Biologists

\$18,654

2026 CONTRACT TOTAL

Save \$373 if paid in full by May 1 (\$18,281)

Covers routine maintenance only. Any additional services or emergency work is billed separately.

Covered Under Contract


Tilapia stocking for algae control	\$10,340
Spring Fluridone herbicide application	\$3,872
Two algae treatments (April–June)	\$1,749
Six light filtration pond shade apps	\$2,093
Fountain winterization (2 units)	\$600

Billed Separately (Added Cost)

- Emergent vegetation: phragmites, cattails, lily pads, duckweed
- Additional algae treatments (\$875 each)
- Tilapia die-off cleanup (\$1,500+)
- Fountain and aerator repairs (\$100/hr plus parts)
- Shoreline and structural repairs


2026 Treatment Plan

SPRING
Assessment &
Stocking




- Initial water quality test
- Tilapia stocking when water reaches target temp
- Shoreline walk and debris clearing

SUMMER
Active
Management



- Scheduled algae treatments
- Targeted herbicide on problem zones
- Aerator monitoring during heat spikes

FALL
Prep for
Dormancy



- Final treatment passes
- Tilapia retrieval note (cold die-off)
- Sediment and nutrient reading

More Than Maintenance

The \$18,654 annual contract keeps the water treated and the fountains running. Keeping the lake *viable* is a different conversation.

A REAL EXAMPLE

~\$1,000 quoted for phragmites treatment at the boat launch alone — one invasive, one patch of shoreline. **Not guaranteed. Not in the 2026 budget.**

The lake is Bridgewood's only defining feature.
It drives property values for every home in the neighborhood.
If we let it go, we don't have a neighborhood with a lake — we have a marsh.

Proposing a Lake Committee

Our contract covers baseline maintenance. Bonaire subdivision is spending roughly \$1 million on dredging. Somewhere between those numbers is the long-term work of keeping our lake viable.

MONITOR

Stay Ahead

Track invasives, erosion, water quality, and shoreline conditions before they become crises.

LEARN

Understand the Costs

Research what dredging, structural work, and major treatments actually cost other lakes our size.

PLAN

Bring Recommendations

Report back to the Board and community with a long-term strategy and priorities.

Interested in joining? See Chris after the meeting. A detailed lake presentation will follow.

Bridgewood Life

Mark Your Calendar

SUMMER

Annual Community Garage Sale

Board supported

SUMMER

Graduate Celebration

Banner honoring our grads

AUGUST

Taste of Bridgewood

Neighborhood gathering

Stay Connected

WEBSITE

bridgewoodhomeowners.net

Resource for HOA information

FACEBOOK GROUP

Bridgewood Residents Community

Search and join

NEWSLETTER

Periodic updates from the Board

Watch your inbox

T H A N K Y O U

Questions & Discussion

Thank you for your time, your engagement, and your continued commitment to Bridgewood.

bridgewoodhomeowners.net