

Bridgeview

Spring Reminders

This friendly reminder is distributed annually to set expectations for the upcoming spring and summer seasons and stress the importance of protecting and enhancing the quality and aesthetics of Bridgeview. Responsibility for understanding and adhering to the Master Deed and Bylaws rests with each Co-Owner. If you have any questions, please contact one of the HOA Board members via email or go to bviewcondos.com

COMMUNITY TRAFFIC and PARKING

As spring arrives pedestrian and bicycle traffic will increase. Please exercise caution when driving through the community and mind the speed limit for everyone's safety.

Boats, trailers, motor homes, etc. cannot be parked in driveways or yards. They must be stored in the garage or off the premises. Travel trailer parking is available at the Angels Golf Course parking lot for one night (available after summer golf season – May through September. Wednesday and Thursday evenings are especially busy during golf season).

LANDSCAPE MAINTENANCE and IRRIGATION

Bridgeview contracts with a third party to provide regular landscape maintenance. Although the service schedule can be interrupted by inclement weather, as a general rule you can expect the following: lawn mowing once a week, sidewalk, and road edging once a month, shrubs trimmed once or twice a season depending on variety, and a mulch refresh when needed. The irrigation system is currently serviced by Maple Hill. Please contact the Bridgeview Board with any landscape or irrigation issues.

QUIET HOURS

To provide a peaceful outdoor environment for weekend enjoyment, please refrain from using mowers, trimmers, powertools, etc. between 5:00 pm Saturday and 7:00 am Monday. The exception may be care of common landscaping if weather conditions cause the lawn care service to get behind schedule.

PETS

Be sure to clean up after pets in all common areas (this includes the yard around your unit). Always keep pets on a leash when outside your unit.

HOA Board Members

President-Pat Wilson O'Leary; patwoleary67@gmail.com

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PLANTING BEDS and EXTERIOR MODIFICATIONS

Modifications or additions to the exterior of a condo unit or planting beds are typically not allowed without ARC approval. However, the following guidelines have been adopted to allow Co-Owners flexibility to personalize or enhance the exterior appearance of their unit. Any such modification must comply with the following:

- 1. No items can be placed in the lawn or in any location where interference with normal lawn or landscape maintenance could occur.*
- 2. There may be no more than two garden ornaments in a front or back planting bed. They are not allowed on the porch, steps, or lawn. Please contact the Board if you are unsure if your items meet the requirements.*
- 3. Flowerpots are permitted on the front porch of a unit. Hanging plants or flower planters are not allowed.*
- 4. Planter boxes that hang on the railing are permitted in the back of a unit. The planter boxes must not be affixed or damage the railing in any way.*
- 5. Flowerpots are permitted in the back of a unit on the lower ~~porch~~ or upper deck. These should be stored during off season.*

- 6. Seasonal plantings in keeping with the “look and feel” of the community landscaping may be added to existing landscape beds surrounding individual units.*
- 7. The American flag may be displayed outside the front of a unit. American flags may be attached to the front door post, railing post, or the side of the garage. Please contact the Board if you have questions. Flag poles and all other flags, banners, or signage are prohibited, including small flags placed in the lawn or in planting beds.*
- 8. Retractable awnings are not allowed.*

These restrictions will be enforced so please follow them to avoid any bad feelings or wasted time and money on items that you will be asked to remove.