

Bridgewater Master Association Newsletter

Greetings Neighbors!

Since we were elected in December, the Board of the Bridgewater Club Master Association has been busy. To-date, we have met three times, and will hold at least three more meetings in 2023. Our first order of business was electing officers for the Board, who are as follows:

Cindy Miller, President
Bob Delaney, Vice President and Treasurer
Jim Henderson, Vice President and Secretary

Some homeowners may be confused about the difference between the Bridgewater Club and the Bridgewater Club Master Association. The Bridgewater Club is owned and managed privately, and includes the clubhouse and all its facilities, the golf course and some of the neighborhood structures, like the playground and the pavilion. The Bridgewater Club Master Association is a nonprofit organization that owns and manages the Bridgewater community common area property and assets.

The dues owed to The Bridgewater Club Master Association are separate from those paid to the Bridgewater Club or to any neighborhood associations. Your dues invoice for 2023 was sent initially via email from eStatements@associatedasset.com, followed by an email reminder and also several USPS letters (from our manager, AAM) to those who had not yet paid. If you are not positive you have paid your 2023 dues, please double check, as they are now more than 90 days past due and have incurred late fees.

At our first meeting the Bridgewater Club Master Association Board created three standing committees:

Architectural Review Committee, chaired by Gary Vance
Grounds Committee, chaired by Ray Lepp
Social and Welcome Committee, chaired by Grant Gilmore

An update from each of these committees, as well as a financial update follow below.

Donna Tripp is our on-site property manager with Associated Asset Management (AAM). She has been a great addition to our team and has an office in the Clubhouse. She is officially on-site Mondays, Wednesdays and Friday mornings but is also frequently here other times. Please feel free to contact her with any questions, maintenance requests or concerns you might have about the Bridgewater Master Association property, rules or requirements. Working with Donna, the Board has reviewed the vendors and contracts utilized by the Association. We have worked to understand the property and infrastructure that belong to the Association, as opposed to those that belong to the Bridgewater Club, the neighborhood associations, or the City of Westfield. Also important has been understanding our 2023 budget and monitoring financial results and dues collections.

We have formalized and implemented several Bridgewater Master Association policies and procedures. These include a Board Code of Conduct, a formal dues Collections Policy, and also a CCR Compliance Policy. All of these documents are available under the Document section on the Bridgewater Club website or using the following link

<https://bridgewaterclubmaster.org/resourcecenter/index/48500/documents>

We'd like to remind everyone to be vigilant about security. If you see something suspicious in the neighborhood, please contact either the Westfield police or Costello Security. Costello can be contacted at 317-550-8782. Remember too, to slow down and observe all stop signs when driving through Bridgewater. Protect our children and pets!

Remember too that any updates or changes to the exterior or your house or your property require submission to and approval by the Architectural Review Committee (ARC). See the ARC update below for more information.

The Board will publish a newsletter update through the Bridgewater Master Association website <https://bridgewaterclubmaster.org> once a quarter. In the meantime, please feel free to reach out to us if you have questions or suggestions.

Committee Updates

Grounds Committee

The Grounds Committee of the Bridgewater Club Master Association Board of Directors has been formed to work closely with and support our Community Manager, Donna Tripp of AAM. The committee consists of Ray Lepp (Chairperson), David Mennel, and Jim Henderson. The committee is responsible for recommending short term and long-term maintenance and improvement opportunities for the Bridgewater Club Master Association grounds. This includes common area landscaping, entranceways, street lights, fences, trails, trail signage, water features and several lakes. If you see a problem or have a concern or some improvement ideas please contact Donna Tripp via email at dtripp@associatedasset.com or via phone at 317-429-0397. Our goal is to keep Bridgewater the most attractive and desirable place to live in the state of Indiana.

Social and Welcome Committee

The Bridgewater Master Association Board of Directors is pleased to announce that a Welcome and Social Committee has been formed. It is very important that both new and existing residents feel welcomed and a part of the community. In addition, we believe in the importance of social engagement opportunities to create meaningful conversation and hopefully long-term relationships. Mike Gardner and his staff do an excellent job of providing such opportunities and it is the goal of the Welcome and Social Committee to come alongside the Bridgewater Club to further enhance the resident experience.

In the weeks to come the Welcome and Social Committee will sit down with residents as part of a focus group to learn what questions they have, communication they would like to see and ideas for creating a more enjoyable experience. In addition, the Committee will sit down with Mike Gardner and his staff at the Bridgewater Club to collaborate on ways to build continuity

and effectively communicate opportunities to feel welcome and be social whether you are a brand-new resident or a long-standing member of the community.

As a reminder, please continue to visit the Community Page on the Bridgewater Club website for announcements.

Architectural Review Committee (ARC)

The Architectural Review Committee has been busy since the beginning of 2023 with many homeowners planning for property and home improvements. We are very pleased and appreciative of all of these requests because they represent continued investment by Bridgewater residents in maintaining the home values of the overall community.

The important role of the ARC committee is to review all homeowner requests for outdoor and exterior updates, modifications and improvements to their property and homes. The basis of the review is the Covenants, Conditions and Restrictions for the Bridgewater Club (CCR) document dated October 27, 2022. If you need a current copy of the document please go to the following link

https://bridgewaterclubmaster.org/ResourceCenter/Download/48500/bridgewaterclubmaster3firstamendedandrestateddeclarationofccrs102722?doc_id=3093969&print=1&view=1

All property and home requests are required to utilize the Architectural Review Submittal form which can be downloaded found using the following link

<https://bridgewaterclubmaster.org/Form/48500~318383/Architectural-Review-Committee-Submittal>

Please complete this form and submit it to the email address included on the form. It is important to note the submission review and approval process requires a 30 day in advance timeframe so please plan accordingly with your contractor team who is going to do the work. Also, please note approvals are good for one year from the date of approval.

As a neighborly reminder, the following projects require the completion and submission for approval by the ARC. These projects include, but are not limited to, exterior painting colors, roof replacement, exterior light fixtures, garage door replacement types and colors, house additions, landscaping replacement and additions, all patios, firepits, jacuzzis and swimming pools. In addition, please note mailboxes must be replaced with the Bridgewater standard product. As a reminder, your proposed improvements may require a City of Westfield building permit and that process and permit is independent of the Bridgewater ARC.

Your Architectural Review Committee is available to meet with neighbors to review your early ideas for property and home investments for discussions related to our CCRs.

Financial Update

As Treasurer I am happy to report that we have started the year on solid financial footing, with expenses tracking very close to budgeted levels through the first months of the year. As we continue to fine tune our new reporting structure and as we move further into springtime we'll gain greater clarity as to the our full year outlook.

We are fortunate to have established solid reserves to buffer any unforeseen financial events. Today's higher interest rate environment gives us an opportunity to realize a return on those reserves that wasn't available previously. As such, the board has established an investment

policy that will enable both return on investment and safety through a conservative investment approach. These steps should help us offset potential future inflation.

Bob Delaney