



Fall 2017  
3<sup>rd</sup> Quarter

## Bridgewood Fall Festival 17

The Bridgewood Fall Festival 2017 (formerly known as National Night Out) will be taking place at **Bridgewood Park on Vollmer Lane** on **Saturday, 14 October 2017** from **4:00 to 8:00**.

We welcome you to come have some **FREE** food, meet your neighbors, and enjoy the festivities. We will have all types of events and services for the entire family to enjoy.

Please keep a look out for the signs in the community; they will be placed at all entrances the week of the event.

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## Community Day

We will have multiple dumpsters available for your bulk trash use on **Saturday, 18 November 2017** at the **Liberty Field parking lot**. Drop off will begin at **9:00 am** and will **end when the dumpsters are full or 1:00**, so please try and come early!

As this is now a private event, we only ask that you bring two (2) non-perishable food items for donation to the SA Food Bank in exchange for drop-off. Please also bring proof of your address, whether via driver's license or utility bill.

## President's Letter

As much as I dislike being the bearer of bad news, I feel a responsibility to inform you that the Board is looking at raising Assessments.

We recently had a Reserve Study of Bridgewood performed. A Reserve Study takes into account all property/buildings, etc. owned by the HOA and how much it will cost to maintain these areas for the next several decades.

The Reserve Study gives recommendations on how much should be in the HOA's Reserve (savings) Fund on a yearly basis.

Two (2) big things that stood out were maintenance of the fences as well as the parking lots at both parks.

It turns out that the HOA is responsible for over two (2) miles of fencing which will be a major cost to maintain.

The Reserve Study has recommended that as of 2021, Bridgewood contribute \$178,500 that year into the Reserve Fund.

Bridgewood has the lowest Assessment rate in the area and can't contribute the recommended amount with our current rate. Therefore, the Board has been discussing a rate increase and by how much.

Please know that we understand that Assessments may represent a financial hardship to you, so we're

doing all that we can to ensure the raised rate is as low as we can possibly get it and still have enough funds to properly maintain the property of the Association.

We will also be making 2018's Assessments due in March to help ease the financial burden.

The Board would like to thank you for your support and understanding.

Steph Needham  
President, BW HOA

# Seasonal Maintenance Tips

Happy Fall! While we don't get as many trees turning autumn colors as the North does, we're heard that the Texas Hill Country can rival any New England show! Hopefully, you will get a chance to take a leisurely drive through the area to see the beauty of the season!

## Lawn Tips

- Laying sod is an easy, convenient way to fill in bare spots in your yard with dense, lush grass.
- Was your lawn suffering from perpetual weeds all summer long? Act now to ensure that pesky weeds don't return in the spring. Applying pre-emergence weed control in early fall will inhibit weeds from germinating later in the

fall and throughout winter.

- **Aerate Your Soil** - Your lawn sees a lot of foot traffic during the summer months, which can compact the soil and not allow water or oxygen to penetrate deep enough into the ground.
- Prepare your yard equipment for storage. This includes draining fuel from all gas-operated equipment such as lawn mowers, leaf blowers, and chain saws.

## Home Tips

- Inspect exterior walls to see if any paint is peeling or blistering on the house.
- Make sure the roof is in good shape. Inspect for missing and loose

shingles.

- Inspect your driveway for cracks. Clean out and repair any damage with driveway filler, then coat with a commercial sealer.
- Weather-strip your garage door. Make sure the seal between your garage door and the ground is tight to prevent drafts and keep out small animals.
- Change the direction of your ceiling fan to create an upward draft that redistributes warm air from the ceiling.
- Test and change the batteries in your smoke and carbon dioxide detectors and keep extra household batteries on hand.

## Assessments Accounts Status

We are down to a 12.8% delinquency rate. As of 10 September 2017, 296 residents are delinquent for a total of \$190,025. Please note that this number is carried over from years prior to 2017. 2017 Assessments were due in January. Next year we will once again be utilizing a due date in March.

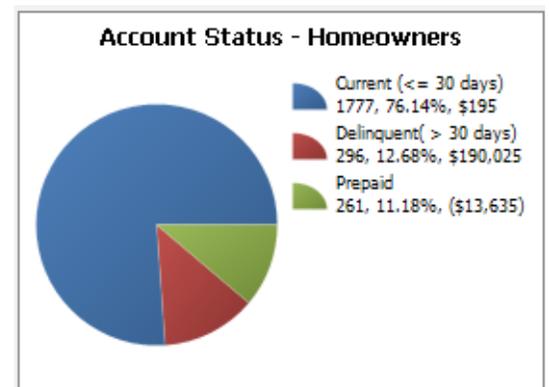
If you know someone who has not paid their assessments or if you have not been able to, please know that we offer payment arrangements and several ways to pay that may keep an account from being referred to the attorney:

**Phone:** Call RealManage Resident Services Group at 866-473-2573.

**On-Site:** The on-site office located at the pool on Liberty Field takes payments via check or money order.

**Resident Portal:** Use your account number to log-in at [www.realmanage.com](http://www.realmanage.com).

**Mail:** A check or money order including your account number made payable to Bridgewood can be mailed to the following address:  
Bridgewood C/O RealManage  
2633 McKinney Ave #1305-502  
Dallas, TX 48204-2581



# Bridgewood Youth Soccer (BYS)

Fall 2017 Registration is complete and we are happy to report the registration of 226 children.

BYS is honored to report the addition of two (2) Committee Members, Angela Gorski and Liana Garcia. Angela and Liana join Steph Needham, Jenn Tonak, and Eliza Vela-Martinez in volunteering and working hard to make BYS a success.

BYS would like to thank all of the volunteers who signed up to Coach this Season – we couldn't do it without them!



[www.bridgewoodsoccer.com](http://www.bridgewoodsoccer.com)  
[soccer@mybridgewood.com](mailto:soccer@mybridgewood.com)

Join our One-Way Messaging System to receive BYS related text messages while keeping your number private! Text @9302a to 81010.

## Fall 2017 Schedule

9/16/17 – Game 1  
 09/23/17 – Game 2/  
 Picture Day 1  
 09/30/17 – Game 3/  
 Picture Day 2  
 10/07/17 – Game 4  
 10/14/17 – Game 5  
 10/21/17 – Game 6  
 10/28/17 – Game 7  
 11/04/17 – Game 8  
 11/11/17 - End of Season Party

*\*Game times are according to Team & are on our website at: <http://www.bridgewoodsoccer.com/schedule/>.*

*\*Make-up day(s) to be announced.*

## COP Blitz

A "Blitz" was held on Friday, 14 July 2017 in the Bridgewood neighborhood. It consisted of 21 participants including 11 Cellular on Patrol (COP) patrol teams and three (3) Bexar County Sheriff's Office Patrol Cars. Using the Neighborhood Pool area, teams carried out a continuous "saturation" operation in every part of Bridgewood during the afternoon and early evening. Four (4) COP team members were given their "Blitz" patches since this was their 3rd Blitz operation attended. They were: Eric, Stephanie, Kathy, and Marian. Thank you to all who attended, and thank you to the Bexar County Sheriff's Office for their support of this important program.

To volunteer for COP, please contact Eric Hilliard at [eric@mybridgewood.com](mailto:eric@mybridgewood.com). Training consists of a four-hour class and you will become a valuable asset to the safety of our community.

*Content & Picture from: Bexarcooptx.org*



**Bridgewood COP Blitz Volunteers**



RealManage is the Management Company that does such a great job of helping to take care of the Bridgewood Community. Please contact RealManage with any issues, questions, complaints, or concerns you may have about your account, community, neighbors, and services provided.

#### On-Site Office

At the pool. Hours: 8:30-5:30

#### RealManage Email:

Service@ciramail.com

#### RealManage Toll-free

**Number:** 866-473-2573, The Resident Service Center is open from 7:30am to 7:00pm, Monday through Friday.

#### RealManage Toll-Free Fax:

866-919-5696.

## Partial Payments

Via our on-site office with check or money order, or on your Resident Portal via ACH at: <http://www.realmanage.com/>, you can pre-pay your Yearly Assessments. For example, for 2018 Assessments, you can make monthly payments now in order to have them taken care of.

This means of paying is in order to help you, the homeowner, satisfy your Assessment obligation by splitting it up over time.

## Reporting Violations & Complaints

Did you know there are several ways you can report Violations? You can directly input a Violation on your Resident Portal at: <http://www.realmanage.com/>. Just choose "Report a Violation". You can also call the RealManage number provided to the left or submit via email to: [Service@ciramail.com](mailto:Service@ciramail.com).

Whichever way you choose to report a Violation, please be aware that we need the address of the Violation and pictures, if available.

If you have a complaint, you can email the Board of Directors for assistance. All BOD's emails are listed below for your convenience.



### Bexar County Animal Control Services

**For A Dog or Cat Problem, Call: 210-207-6650** If you have a problem with a domestic animal, such as a cat or a dog, the county animal services can assist you, and **this is a free service**. If you have a complaint about a dangerous dog or cat, a nuisance barking dog, a stray cat, kittens, puppies, pet adoptions, negligent pet owners, San Antonio SPFL, or San Antonio Humane Society, give the county a call.

### Bexar County Sheriff's Office (BCSO) Non-Emergency Line

Please call the BCOS at **210-335-6000** if you are concerned about any suspicious activity in and around the community.

### Bexar County Dispute Resolution Center

Have an issue or complaint with a neighbor? Call the Bexar County Dispute Resolution Center at **210-335-2128**. Mediators assist with property damage, landlord and tenant issues, animal nuisance problems, child visitation, family matters, small claims, neighbor complaints, etc.

### Bridgewood HOA Board of Directors (BOD)

All affairs of an association are governed by a BOD. Bridgewood's BOD consists of 4 community residents publicly elected by community residents. Being a member of the BOD means being a volunteer and serving the Bridgewood

community without any compensation from the HOA.

#### President

Stephanie Needham  
[stephanie@mybridgewood.com](mailto:stephanie@mybridgewood.com)

#### Vice President

Sandra Lang  
[sandra@mybridgewood.com](mailto:sandra@mybridgewood.com)

#### Treasurer

Brian Harrison  
[brian@mybridgewood.com](mailto:brian@mybridgewood.com)

#### Secretary

Eric Hilliard  
[eric@mybridgewood.com](mailto:eric@mybridgewood.com)



## Helpful Contact Info