



Fall 2016
3rd Quarter

Bridgewood Fall Festival 16

The Bridgewood Fall Festival 2016 (formerly known as National Night Out) will be taking place at **Vollmer Park** on **Saturday, 15 October 2016** 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 2

Community Day 1 was such a great success; we will be having a Community Day 2!

We will have multiple dumpsters available for your bulk trash use on **Saturday, 19 November 2016** 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 2 cans of food 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

It's Fall! Time for cooler weather and the kids to go back to school.

Please know that your Board of Directors are working hard to improve the community.

Soon you will see works at Vollmer Park to replace the playscape and the walking track.

You may have noticed that the

pool gate has not been working. We deeply apologize for any inconvenience this has caused you. The magnetic chip fell out due to the gate being slammed. This issue has turned out to be non-repairable, so we are currently looking at bids for an entire new system.

For added security, a camera has now been installed to observe the basketball court.

We are also reviewing the Violations process to ensure that once a violator has maxed out the mandated required number of notices, the reoccurring violation will be sent to the attorney for further action.

We are also taking bids right now for new pool services, as well as in discussions for a much hoped for and long overdue pool renovation.

We are pleased to announce that we will soon have a new landscaping vendor as well.

There are a lot of changes being made for the benefit of Bridgewood. We truly hope you enjoy them all.

Thank you!
Steph Needham
President, BW HOA

ACC Requests

In order to make changes to the exterior of your home, such as extending your driveway, building a shed, or other modifications, an ACC Request Form along with documentation must be submitted.

Your request will then go to the ACC Committee for further review and they may reach out to you for more information.

You can find a copy of the ACC Request Form on our web site at:

http://mybridgewood.com/ACC_2LKN.html as well as on your RealManage Resident Portal at <http://www.realmanage.com/>. Once you log in to the Portal, choose "My Documents" and then "Forms". Please email your request to service@ciramail.com. Once you submit your

request and associated documents, you will receive a response within 30 days.

Please note that if you are replacing your roof from recent hail damage, as long as you are keeping the same type, color, and composition, you do not have to submit an ACC request. However, if any part of your roof replacement will change how it looked from before, we ask that you please submit an ACC Request.

If you have any questions or would like further information, please contact RealManage at service@ciramail.com. Thank you for your cooperation in this matter!

7 Great Reminders of Your Commitment

The HOA is a home and community. When you chose to be a member, you agreed to some unique obligations to the community and to other residents within it.

1. Read and comply with the community's governing documents.

2. Provide current contact

information to Association board members or the manager.

3. Maintain your property according to established standards.

4. Treat Association leaders honestly and respectfully.

5. Attend HOA board meetings and vote in community elections.

6. Pay Association assessments and other obligations on time.

7. Ensure that tenants, visiting relatives, and friends adhere to all rules and regulations

Full text can be found at: <http://blog.hignell.com>.

Assessments Accounts Status

We are down to a 15% delinquency rate. As of 16 August 2016, 350 residents are delinquent for a total of \$193,465. Please note that this number is carried over from years prior to 2016. 2016 Assessments were due in March. Next year we'll have to return to the original due date, as making a later due date did not decrease our delinquency rate.

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

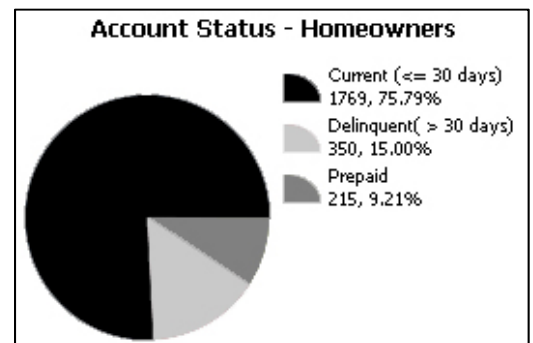
pay that may keep an account from being referred to the attorney:

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.

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 2016 Registration is complete and we have broken all previous records with 238 children registered and ready to have fun.

Approximately 95 of these Registrations were for the U6 (4, 5, and 6 years old) Division. This means we have a lot of children paying in BYs for the first time.

BYs is honored to have this chance to show these little ones what we're all about. We are truly hoping that they love it so much, they keep coming back!



www.bridgewoodsoccer.com
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 2016 Schedule

09/03/16 – Coaches & Referees Camp
 09/17/16 – Game 1
 09/24/16 – Game 2
 10/01/16 – Game 3
 10/08/16 – Game 4
 10/15/16 – Game 5
 10/22/16 – Game 6
 10/29/16 – Game 7
 11/05/16 – Game 8
 11/12/16 - End of Season Party

**Game times are according to Team & will be communicated.*

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

Types of Meetings

What's the difference between a HOA board meeting and an annual meeting, or an executive session and an emergency meeting? Confused? Here's some clarification.

Annual Meetings

Annual meetings or annual membership meetings are required by a homeowners association's governing documents, which specify when they are to be conducted and how and when members are to be notified about the meeting.

This is the main meeting of the year when members typically receive the new budget, elect a board, hear committee reports and discuss items of common interest.

Board Meetings

Most of the regular business of an Association is conducted at a regular board meeting. Associations hold their regular meeting monthly or quarterly.

At board meetings the board members set policy, oversee the manager's work, review operations, resolve disputes, talk to residents, and plan for the future. Often the **health** and **harmony** of an entire community is directly linked to how constructive these meetings are.

Executive Session

The governing documents require the homeowners association to notify the members in advance of all meetings, and members are welcome – in fact encouraged – to attend and listen.

The one exception to that is members can't listen when the HOA board goes into executive session. The board is required to give two days' notice for an executive session if it's not held in conjunction with a board meeting. Topics that the board can discuss in executive session are limited by law to a narrow range of sensitive topics such as legal, personnel issues, contracts or delinquent assessments.

Executive sessions keep the discussion private.

Special Meeting

A special meeting is necessary when circumstances that could not have been reasonably anticipated and which require immediate attention or possible action by the board, and which of necessity make it impracticable to provide notice as required.

You do not need to post notice of this type of meeting since by its nature it needs to be immediate.

A special meeting can be held in person, by phone, or even email if all directors agree in writing.

Content from: <http://blog.hignell.com>



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 2017 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.

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.



Helpful Contact Info



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 5 community residents publicly elected by community residents. Being a member of the BOD of a volunteers and serve without

any compensation from the association.

President

Stephanie Needham
stephanie@mybridgewood.com

Vice President

Sandra Lang
sandra@mybridgewood.com

Treasurer

Brian Harrison
brian@mybridgewood.com

Secretary

Eric Hilliard
eric@mybridgewood.com

Fifth Chair

Gloria Escobedo
gloria@mybridgewood.com