

# Bridgewater Estates

## CC&R Enforcement

There have been a number of complaints about the lack of enforcement of our CC&R's. Since there are no enforcement mechanisms' in our CC&R's, enforcement is left to each individual member of our community. While the BOD can send out letters to individual offenders, and has done so in the past, and will do so in the future, we are individually responsible for keeping our homes in compliance with the CC&R's. There are not that many problems in our neighborhood, however there are a few that continually refuse to comply with CC&R's, I would ask those few individuals personally if there is anything that the BOD can do to assist these individuals in bringing their homes into compliance please contact us. White PVC fence is both easy and inexpensive to purchase and install. If you need my help I will personally help install it for those that need the help. If you have an RV or a Boat that is in front of your house, it needs to be in the garage or behind a fence. If you have anything stored beside your house, it needs a fence to screen it from view. When each of us signed our closing documents there was a copy of the CC&R's that you agreed to abide by, please live up to your promise so that we can all live without the scrutiny of the city's code enforcement division being contacted continually, by other owners.

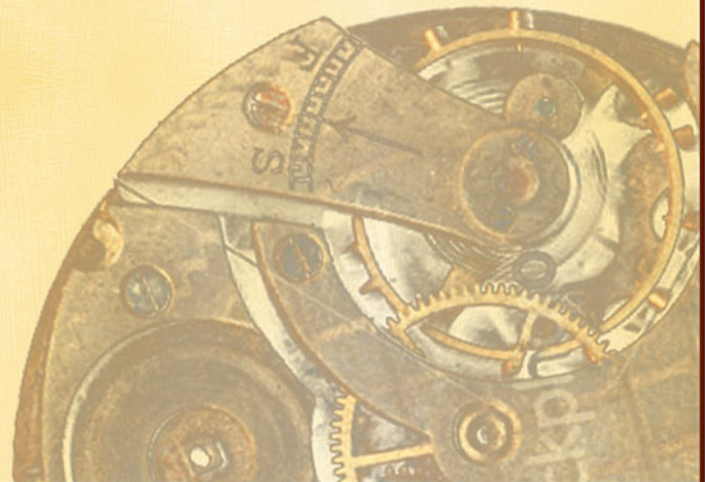
Gary Vanlier/ 208-965-1992

## Community Meeting and Picnic October 5<sup>th</sup> at Osborne Park 4-6pm

### Community Notes

The BOD has purchased a 20' flagpole for our entry off of Happy Valley Rd. We should have it installed by the time you are reading this in the newsletter. The Board thought this would be a nice addition to our entry.

The BOD also thanks Regina Harris for her continued support of coordinating landscaping repairs, and working with both, G&G landscaping, and Adams nursery to maintain our entrance.





## **2006 CC&R's**

When we last met with Christine DeFord , the association attorney. She explained that although the 2006 CC&R's were voted on correctly, they were filed at the recorder's office without all of the final map information required. When a title company does a search, the only thing that can be found with regards to Bridgewater Estates is our older 2004 CC&R's. In order to correct this problem we will all have to vote again, and give all the information to our attorney and she will draft a new document that when recorded will include all of the final map information thereby correcting and implementing the 2006 changes to the CC&R's. They will of course now be CC&R changes for 2013.

If everyone does not participate it will be impossible for us to go back to a 7 member board. Please come out and support this vote, we need 67% of all residents for this to pass. As always anyone not current on their annual dues, is not eligible to participate in the voting process. We are also including a Proxy form so that you can vote even though you can't attend the Meeting /Picnic.

We will provide everyone with a copy of the 2006 revisions at the meeting, if you need to review them please call me and I will email you a copy of the revisions.

Gary Vanlier  
208-965-1992

## **Home Based Business's**

### **Home Based Businesses**

No business or commercial operation is allowed in the residential neighborhood. There are exceptions for some businesses that are conducted indoors and do not create excessive traffic. A conditional use permit is required from the City of Nampa for all such operations. You can contact the city at 468-5484

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**Traffic:** Jerry is continuing to work with the city traffic engineer, Jeff Barnes, to get some signage in our subdivision and come up with some options to help slow down the traffic. Please continue to drive slowly and cautiously, our children and pets are precious

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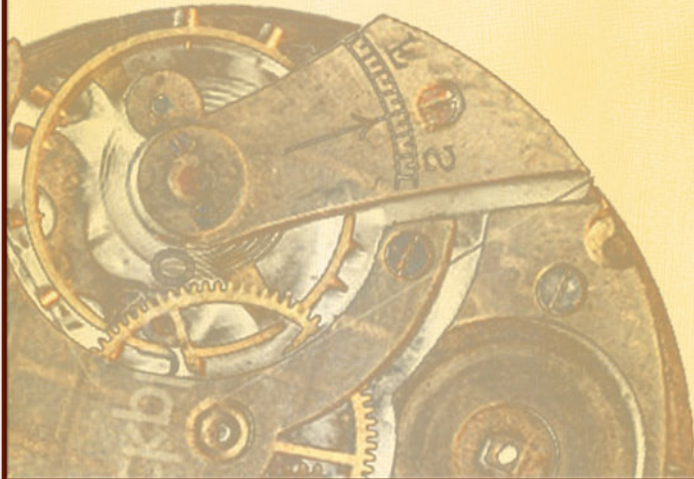
### **Building & Permits**

All fences are to be white vinyl and all property line and easement setbacks must be considered.

An \$8.00 permit is required from the City to help insure that fences meet the set back requirements. All boats, campers, trailers, etc. are to be stored behind the fence.

Storage sheds under 200 sq. ft. do not require a permit from the city but still must meet all setback and easement requirements. In general most setbacks are 5 feet from the property line and 20 feet back from the street. Please contact the city at 468-5484 before starting any projects.

All additions and modifications to your home or garage require a permit from the city and all improvements must comply with your existing architecture and color scheme. Please contact the HOA board if you have any questions.





## New Bridgewater Estates Website

### Special Thanks To

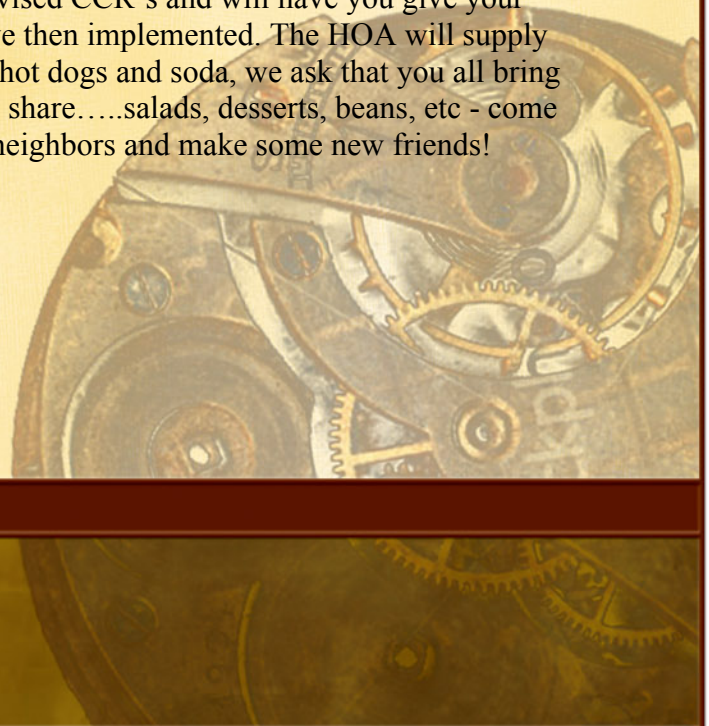
Doug & Julie Smith for taking it upon themselves to go out the entrance and dead heading all the flowers, it is a lot of extra work, and helps keep our flowers stay bright and happy for a little while longer – thanks

We are finalizing the new Bridgewater Nampa website. It should be launched by mid October and will include a wide variety of information. We will be working on a “members only” portion so residents can sign on and receive information that is private from the rest of the site. Our newsletter, CCR’s, forms, community calendar, pay dues on line, will be some of the items included in the website. We are trying to compile a list of all the emails for our residents and updated contact information, our list is somewhat out of date. If you would send an email to [bridgewaternampa@yahoo.com](mailto:bridgewaternampa@yahoo.com) containing the following, email/name/address/phone #'s we can get our list up to date. We will let you all know when the site is officially launched, and welcome any of your comment’s

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### 1<sup>st</sup> Annual BBQ

Come join us for the 1st Annual Bridgewater Estates BBQ & Picnic. The event will be held Saturday October 5th at Osborne Park near the Gazebo starting at 4:00. We will be holding an HOA meeting during the picnic, and will be sharing the revised CCR’s and will have you give your signature to have then implemented. The HOA will supply the hamburgers, hot dogs and soda, we ask that you all bring a potluck dish to share.....salads, desserts, beans, etc - come meet your neighbors and make some new friends!





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