

Bridgetowne Homeowners Association, Inc.

Lodi, California

Jeff Plunkett, President
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TO: BRIDGETOWNE HOMEOWNERS
FROM: Jennifer Krings, Business Manager
RE: Quarterly Report No. 65 – First Quarter, 2018

The following information provided to you on behalf of the Board of Directors for the Bridgetowne Homeowner's Association and contains pertinent information applicable to all homeowners.

Board Meeting: Our Quarterly Board Meeting was held on February 18, 2018 at Gary Gorham's home. All Board members were present, including our Maintenance Manager, Joe Paper. The minutes were approved from the preceding meeting.

Business Manager's Report: All dues statements were mailed out the first of March and payments are coming in at this time. With the next billing cycle in August 2018, we will be billing for the whole year rather than billing bi-annually.

Maintenance: Joe reported that the irrigation timer went out and was recently replaced. Additionally, flowers will be planted soon at both entrances to the subdivision.

The Board revisited the topic of dues. Jeff is composing a letter for the Board's approval which will be sent to the homeowners explaining our need to build up our Reserves and have a cushion for common area maintenance expenses which come up periodically. The dues have not been adjusted in 16 years. This will be a topic at our Annual Meeting in August.

Contracts for the Maintenance Manager and Business Manager were reviewed. The contracts will remain unchanged until the Annual Meeting in August.

Real Estate Report: "Bridgetowne is making progress in a hot, hot market!"

Active: 1102 Waterford was just listed at \$499,950. It is a 3/2/2 built in 1999 and offering 1978 sf of living space. Beautiful backyard, but no pool. I sold it for \$380,000 in 2013! Nice!

Pending: 2871 Bristol is pending while listed at \$625,000. It is a 3/2/2 built in 2001 and offering 2,212 sf of living space. It backs up to the canal, but no pool.

Sold: 3020 Cumbria sold for \$595,000 while listed at \$628,000. It is a 4/3/3 with 2,411 sf of living space and a pool.

Bottom line—we are now in the \$250/sf range, and that's good news!"

Our next board meeting is scheduled for May 10th at 7:00 p.m. at Jerry Workman's home at 2817 Bristol Lane.

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QUARTERLY REPORT TO MEMBERS

*Spring's greatest joy beyond a doubt
is when it brings the children out.*

Bridgetowne Homeowners Association, Inc.

c/o Fairway Management Services, Inc.

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