

Bridlewood Bulletin

Update: Plans into the New Year

Fall 2023

Fall news... Buttoning up in Bridlewood!

In this seasonal change into Fall, your HOA looks ahead to the upcoming year based on the accomplishments and goals of the past. New this year is an earlier start and roll out of the annual budget in October rather than December. The Landscape Committee has also shifted all of the tree work into a Fall cycle to establish deep roots during winter rains. The Bridlewood Board's goal is to make best use of our funds in spite of rising costs and needs.

IMPORTANT. 2024 Budget Presentation Meeting

Tuesday, October 24, 2023 • 5:30 pm

Tumwater High School

Homeowners will be mailed a complete budget information packet by mid-October. Email questions or comments to: President@BridlewoodTumwater.com

Regularly scheduled Board meeting will follow. No meeting in December.

About that fence on 79th... You may have heard that the HOA has considered replacing the frontage fence along 79th. Over the past year, the project has come under bid and scrutiny by the committee and the Board. It's a huge and expensive undertaking! There is conflicting history about responsibility and intent. Questions arose for what areas are to be included. Logistics and timing came into the equation adding to the confusion. **For now, the project is tabled, but not over.** The Board is seeking professional counsel on our CC&Rs to make an informed and HOA value-driven decision.

There is no doubt given the age of the neighborhood, **all** fences are in a need of significant cleaning, repair and/or replacement. If you have a 79th side of Derby home, keep up your maintenance and repairs. Contact the ACC if you have planned fence replacement or changes through early 2024. Otherwise, stay tuned.

Calendar of Events



Vote Oct 25 - Nov 1

Halloween House Contest

Talk a walk on the wild side Halloween night! We're stirring up a bit of friendly competition with the decorations. Vote for your favorites in the spirit of some neighborhood levity!



Vote Dec 18 - Jan 1

Winter Decorations Contest

Lighting the way for the winter holidays! No bah-humbug in Bridlewood. Share your winter lights, themes and favorite decorations to brighten the dark, rainy days.

Events are listed online www.BridlewoodTumwater.com/calendar.

Contest details listed there.

Committees Meetings

View the schedule and who to contact for our HOA standing committees: Board of Directors, Landscape and Community Development. Get connected!

Fall into the Rainy Season!

Fall Landscape To-dos:

- Shear pruning to take off those hairy tops of shrubs is underway. It takes 4 weeks to make the rounds. We will get to your home!
- Leaves and more leaves. When they fall the blowers get going! Anytime now...
- NLS will be applying broad leaf weed control herbicide this month to all homes and common areas, weather dependent. Watch for updates on our A-frame board.
- Arborvitae, those tall screen hedges between homes, will be sheared after the leaf blow. We had a deep trim last year. They have recovered nicely. The pruning will be less severe this year to help maintain shape and still keep side yard access.
- Entrance Vine Maple trees. After a 3-year experiment to naturalize their shape we will be returning to the "lollipop cut." It is a drastic lop but will keep entries cleaner. These trees do not fit well in entries and are on the Landscape Committee strategic plan to remove.

2023 Tree Project Update

The 2023 annual forestry report is completed. We are finally moving into fewer annual removals and replacements only to find a heck of a lot more pruning needs! We anticipate removals to be completed in October or early November.

Watch our bulletin board for details. If you have a placed a tree request this year we will email you the update on your tree in the next couple of weeks as details are finalized.

Please! Stay Off the Lawns

Help keep our crews and your property safe.

Please be mindful of driveways and sidewalk edges. Keep decorative items such as pots, path lights, and statuary one foot (1') from the lawn. Leave space when parking your car, too. Mowers need turn around space.

Obviously, we are in holiday decor season - and even have a contest! So if you choose lawn art, you take a risk. The crew will likely skip mowing around displays, but if you have items too close, they could get damaged.

Also, the blowers are strong. They do not skip this task in your lawn. Make sure you have temporary items property secured, easily seen (to prevent tripping) or moved off lawns on Wednesdays and Thursdays.

Water Water Everywhere

Irrigation has been the 2023 thorn in Bridlewood's Landscape ideal plans. We are unexpectedly way over budget in utility water costs. Breaks and repairs were slow to be fixed leading to water waste. A long dry summer meant more watering days. Per unit costs continue to increase each year, so cost saving measures show only a minor decrease in the bills. Plus, our lawn health also plays into water absorption and usage. We are assessing all these variables in our plan to reduce costs.

We have to live with this overrun now. However, we have learned from the challenges. New solutions and choices are being explored. Other companies, new technology, closer work with the City of Tumwater, stronger contract expectations with NLS... It's all on the table.

Yet, none of this changes the fact that the irrigation system is getting old, too. We have been in major repair mode for more than four years replacing heads and rotors. The controller system itself has an industry life expectancy of 10-15 years. At 20+ years ours has not been upgraded. We have included this needed improvement in the 2024 budget. The new technology will do wonders for both short and long term goals - detect leaks more efficiently, have remote timers for instant change and track the zones better.



Kudos on parking improvements! Don't let winter change your good habits. Let's keep our streets accessible.