



BRISTOL LAKES BULLETIN

July 2022

PRESIDENTS MESSAGE

Summer is upon us and the Board wishes all Bristol Lakes Residents to have a safe and enjoyable one. We will resume Board Meetings in the fall but as always if you have an issue or concern please do not hesitate to contact any of your Board Members.

We are still looking for volunteers to help serve our community. If interested please contact a Board member.

SEMIANNUAL WATER SYSTEM FLUSH TO START JULY 7 2022

In order to deliver the highest quality water to our customers, Palm Beach County Water Utilities (PBCWUD) requires periodic line flushing and temporary treatment modification. These modifications to the disinfection process are routine and an industry best practice as a precautionary measure to maintain the water quality.

From July 7 through July 27, 2022, PBCWUD will be using free chlorine as opposed to chloramine for water treatment. This is only temporary, and the water is safe to drink. PBCWUD follows Environmental Protection Agency regulations throughout the process.



PBCWUD customers may notice a slight variation in the taste or smell of their water during this period. It's recommended that customers who are sensitive to this change keep an open container of drinking water refrigerated for a few hours allowing the chlorine to dissipate.

Users of home dialysis machines, owners of tropical fish and managers of stores and restaurants with fish and shellfish holding tanks are advised to seek professional guidance for removing chlorine residuals.

CAPITAL CONTRIBUTION..... Is it going to cost me?

No, it's not. We are talking about capital contributions. Some people feel that requiring purchasers of homes to make a capital contribution to their HOA will make it harder to sell their home and that the cost will probably come out of their own pocket. The requirement of making a capital contribution has increased dramatically over the last few years so there is now some history to help answer those questions. Realtors and attorneys are both finding that the answer is "no" to both questions. The amount of contribution in relation to the cost of the home is often so small that buyers find it insignificant in making their decision to buy a property. As in our case, a \$1500-\$2500 capital contribution is not likely to dissuade a purchaser of a \$700,000 plus home. Buyers also expect that there will be additional expenses associated with their purchase. When a capital contribution is required by an HOA, this information is usually provided to the buyer as a required fee that is paid at closing, along with the list of other fees associated with a home purchase. Most often it is simply not even questioned by a buyer. It is just excepted as part of the process.



Also, buyers are often looking for a community where the ongoing monthly assessments are kept low. Capital contributions enable an HOA to maintain lower monthly assessments because homeowners don't have to contribute as much to maintain reserves. Lower monthly assessments can be an enticement to homebuyers. It appears that making a capital contribution when purchasing a home has neither a chilling effect nor is it likely to come out of the sellers pocket.

Happy Summer!

