

BRISTOL LAKES

October 2020 Bulletin

COMPLIANCE

Our Community is certainly the envy of Aberdeen and that is because of the way our homes are selling. Our last 3 homes sold for over \$600,000 and we have one on the market now at \$629,000. When buyers come thru looking for homes, we want to have our community in pristine shape, not only for the buyers but for us, the residents. We still have problems that could quickly bring that value down.

PS: Please keep your property neat and clean.

BUDGET

UNDER BUDGET, NOT!

70% of homeowners association's are undercapitalized for reserves. Each month a portion of our operating budget is "reserved" for those occasional but anticipated updates or repairs. These include repaving roads, clean up after a hurricane, perimeter wall maintenance and major landscaping of common areas. Of course, there are completely unanticipated expenses as well such as the recent tree removal, fence mending, and re-planting along the South canal. Thanks to previous boards and a great group of homeowners staying current with regular assessments we are in little danger of requiring any special assessments. Our reserves are either fully funded or mostly funded. And for those unanticipated expenses we have a very adequate general reserve. Thanks to all in these unusual economic times.



LANDSCAPING...FRUIT TREES

Our contract with Bugaway includes tree trimming, however fruit trees will not be trimmed, as they were never put in by the builder. If you have fruit trees on your property please take good care of them. Rodents and other animals love fruit, therefore please keep the ground clear of any dropped fruit.



PARENTS

Please follow CDC guidelines

Please use the web site www.bristollakes.com and let the residents know how many of your children may be out on Halloween. No one wants to run out or have too much left over. Thank You!

IGUANAS

Starting the week of October 1st we will have a new Iguana hunter in our community. Iguana Masters will start trapping and shooting the creatures who are ruining our flower beds and tearing up screen enclosures. They will be here for 5 or more days to get a handle on our friends. After that it will be on a need be basis, The Iguana Masters owner will be dressed in a camouflage outfit with an orange CO2 rifle. You will see his well marked truck in the street, but he will be working mostly in the lake area. Please send in your sightings of the critters to the residents page on our web site. www.bristollakes.com



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SECURITY

KNOW YOUR NEIGHBORS

Local law enforcement, security companies and educational resources for HOAs all stress how residents are the most powerful tool for a community's security. The best way residents can help is by taking some time to know your neighbor. Holidays are approaching and residents will be traveling and leaving their homes unoccupied. Here are examples of how neighbors can help each other out with their security:

1. **Keep an eye out** : If a resident can communicate with their neighbors as to when they will be out of town, then the neighbors can be more on alert to notice if anything out of the ordinary is going on and contact the homeowner/law enforcement if any emergency happens.
2. **Collect packages** : Mail and flyers piling up at your front door can be an obvious indicator to burglars that no one is in town and makes your house more prone to a break in. If leaving town, ask a neighbor if they could check your front door and collect any packages/flyers that might be left while you are gone and offer to return the favor when they need it. (Notifying the postal service to stop your mail does not keep all packages from being delivered.)
3. **Maintain illusion of occupancy**: This is important to deterring criminals and is hard to do if you are away. One suggestion is to ask a neighbor if they would mind parking one of their cars in your driveway every now and then or ask to have them move your car to different spots in the driveway while you are gone to help it suggest someone is home.
4. **Exchange phone numbers** : Take the time to introduce yourself and share your phone number with your neighbors and explain it's just a way to communicate with each other if you notice something out of the ordinary or need help.
5. **Leave your porch light on at night.**

PAYING DUES

With all the problems the Post Office is having, there is an easy way to be sure your monthly Association dues are paid on time. Campbell Property Management (our management company) uses a AHC/EFT program. You may sign up for it on our web site www.bristolakes.com Below is a picture on how to find it, on the left side of the yellow index.

ACH EFT FUNDS
TRANSFER

MAIN STREET JOG & BB BLVD

"Main Street at Boynton", a development on the northeast corner of Boynton Beach Boulevard and Jog Road has broken ground.

It will include a 30,000-square-foot Sprouts Farmers Market, a 16-bay Wawa with a 6,200-square-foot convenience store plus a bank and other stores. It will also include a two-story, 113,700 square-foot assisted living facility that will house 158 residents in 130 units.

A LITTLE HISTORY HUMOR

England is old and small, and the local folks started running out of places to bury people. So, they would dig up coffins and would take the bones to a bone-house and reuse the grave. When reopening these coffins, 1 out of 25 coffins were found to have scratch marks on the inside and they realized they had been burying people alive, so they would tie a string on the wrist of the corpse, lead it through the coffin and up through the ground and tie it to a bell. Someone would have to sit out in the graveyard all night (the graveyard shift.) to listen for the bell; thus, someone could be, saved by the bell or was considered a dead ringer. And that is the truth. Now, whoever said History was boring?

ABERDEEN PHONE DIRECTORY TO BE PUBLISHED IN JANUARY NEEDS YOUR HELP

The new Aberdeen phone book is now being prepared. During the next week you will be receiving an e-mail asking you to review your listing and make any corrections needed. When you receive this e-mail PLEASE take a minute to review any changes and return it via e-mail, This also helps us to correct our Bristol Lakes records with any changes needed. *Thank You*