



May 9, Sunday

May 2021 Bulletin



May 31, Monday

PRESIDENTS REPORT

Our April Zoom Board Meeting had one of the largest participation's by Residents we have seen in some time. Even more than when we were having live meetings. The Board appreciates the interest of the Residents and their input and thoughts. One of the items discussed was the implementation of a Capital Contribution when a property is sold. This change will require a vote by the Homeowners and over the next few months we will be educating the Homeowners on what this means and whether there appears to be a enough support to pursue. There is an article in this Bulletin to begin to explain it's purpose

As always the Board is interested in hearing your thoughts and comments on all issues affecting Bristol Lakes.

CAPITAL CONTRIBUTION

Let's explain what a Capital Contribution is, and why your Board is in favor of having one. When an original owner bought a home in Bristol Lakes they had to pay a Capital Contribution. The purpose was to build a reserve fund for future repairs needed for our infrastructure (Roads, Perimeter wall ,Storm Drain cleaning, Storm Cleanup, Landscaping etc.)

Most communities find it beneficial to charge a Capital Contribution to help build the reserve fund. In Bristol Lakes we have a very good reserve built up to the tune of \$283,000. However one storm or flood could very easily reduce that by a considerable amount.

If a homeowner is looking to but a home in Bristol Lakes, he is looking in the \$500 to \$600 thousand dollar range. If we added a \$1500 Capitol Contribution that is paid by the buyer, it would be approximately .002% of the sale. That's \$9,000 to our fund based on 2020 sales of 6 homes.

This is a widely used practice in most of Aberdeen and other communities. Would you be in favor of Bristol Lakes starting a Capital Contribution fund? Please answer on our web page.

ARC APPLICATION

The Aberdeen POA ARB Committee is changing the way we communicate for ARC/ARB Approvals. They now will accept electronic applications and they only need 1 copy. When you submit your application to our ARC Committee you can do it electronically via e-mail to edkatz11336@yahoo.com or

cccohen65@gmail.com . If you do not have access to send it electronically you may still deliver a paper copy to the addresses listed on our web page.

TRAFFIC IN BRISTOL LAKES

Speeding and Stop signs are still a LARGE problem in our community. At the stop signs you must STOP. This includes the front entrance gate. There are many walkers in our community and they are in danger when they walk by the gate. Speeding is still a problem, even after we increased the speed to 20 MPH. If you have someone working for you advise them of our speed limit and watch your speed. We will have the PBC Police patrolling our roads soon.

IGUANAS

We are asking Iguana Masters to come back this week, depending on the weather. We have had 6 sightings, so if you have seen any more please go to the web site Bristollakes.com and give us a description. We need sunny days to get them out of hiding and Iguana Masters needs 3 days to set and remove traps.

Wipe Mailboxes Clean

Most of our mail Boxes are starting to look a little under the weather, thanks to our bird population. Next time you pick up your mail, bring a cloth and give it a cleaning. Let's keep Bristol Lakes looking neat.

BRISTOL LAKES BULLETIN

This issue starts our 3rd year of publication. The Board hope you enjoy reading it every month. It is your Community, and this is the vehicle we use to keep you informed.

Next Board Meeting May 19, 2021 6:30 Zoom