

# *The* BRIDGES



Dear Residents,

Happy October and Happy Fall!

We hope that everyone is continuing to stay safe and healthy. Below you will find detailed information and updates with regard to the community.

As you can see from the sheer length of the update, maintaining an upscale aesthetic and lifestyle at The Bridges requires tremendous collaboration and effort among the members of the HOA, our vendors, and our committee members.

Please take your time reviewing all of this information at your leisure, and as always, please feel free to reach out to the property management staff if you have any specific questions.

**Best Wishes,**

**Meagen Cutchens**  
**Community Association Manager**  
**[manager@thebridgeshoa.com](mailto:manager@thebridgeshoa.com)**  
**561.404.9259**

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## 1 - BUDGET & ANNUAL MEETING

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Homeowners will soon be receiving in the mail separate notices for both the Annual Meeting and the Annual Budget Meeting.

In advance of both meetings, the HOA is currently testing online services, like Zoom, to ensure an online solution is available.

## 2 - WEBSITE & MOBILE APP

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The mobile App will launch within the next week.

Stay tuned for updates on how to access it, along with details of some of the some of the advanced communication features we think you will really like.

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## 3 - HALLOWEEN 2020

### *3.1 Halloween Plan*

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On the minds of many residents is whether there will be Trick-or-Treating this Halloween.

#### **The short answer is: Yes, it's on!**

It has been a hard year for all of us, including the kids, who have lost time with friends and teachers at school, their summer vacations, and their everyday routines.

For Halloween, the County has made clear there really is no authority tell people they can't Trick-r-Treat, and so they are not imposing any restrictions.



For our part, what we can do with everyone's cooperation, is provide community guidelines based on advice we have received over the course of the pandemic. As everyone has their own tolerance for risk with regard to the coronavirus, we expect that while some families may choose to participate in Halloween, others will not.

Please remember, the HOA is not the CDC, so while we ask that you follow our

recommended guidelines, we also ask that you each do your own additional due diligence to determine what you feel is best for you and your family on Halloween.

### 3.2 Trick-Or-Treating Times & Guidelines

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**Hours:** 5:30pm - 9:00pm

**Guests:** Please limit guests! Let's keep the fun to our own residents this year!

(NOTE: A SEPERATE HALLOWEEN ONLY EMAIL WILL BE SENT OUT IN ADDITION TO THIS EMAIL)

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#### **TREATERS: Those giving out treats:**

- **Set Up A Table On Your Driveway To Provide Treats... *This is your indication you are a Treater.***
  - If available, have some hand sanitizer available.
  - When giving out treats, please wear a face mask and gloves.
  - Only plan on giving out pre-packaged, non-perishable treats (Candy bars, small bags of chips).
    - For the adults who normally set up for adult beverages, please consider single serve portions (like cans or individual single serve bottles) that you can easily hand out with limited contact.
    - We suggest not mixing drinks with ice and mixers as it increases the chance of cross contamination. Keep it simple.
  - Don't put out bowls with "Take one" if you're not home.
  - No Food Trucks, as it will be difficult to maintain social distancing.
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#### **TRICKERS: Those who are Trick-or-Treating:**

- **Skip Homes That Have Not Set Up On Their Driveway..Do not ring doorbells or go inside homes.**
  - Travel with your family or known cohort group (i.e. people you have already spent time with during the quarantine.
  - Wear masks while trick or treating (the kind we've been wearing all along).
  - Keep a distance of 6ft from other groups while walking.
  - Carry a small bag for any garbage.
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## OTHER THINGS TO CONSIDER:

- If you have sidewalk chalk, it's a great time to put it to use. You can put markings on your driveway or sidewalk in front of your home that are 6 feet apart. It's also a good idea to carry some hand sanitizer with you.
- For those of us giving out candy, it's a good idea to buy it a week before and leave it untouched in your home until Halloween night. It will give you peace of mind, especially if you only handle it from that point forward with gloves.
- Although Berkley is known for its lavish Halloweens, this year let's consider walking through our own subdivisions.

### 3.3 Halloween Activities at The Clubhouse & The Grille

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The HOA will look to secure multiple food trucks (exact times TBD) at the clubhouse lot, and have staff on hand to help us maintain safe social distancing.

***A flyer will be sent out when the trucks are fully confirmed.***

In addition, The Grille will prepare a Halloween menu specifically for the day. **Although reservations are not mandatory, you should get one in order to secure a table.** Over the last few months there has been a big increase in demand at The Grille, and so we expect a large turnout for Halloween.

***Stay tuned for more details and information regarding the festive specials and to make your Halloween reservation.***

**\*REMEMBER TO BRING MASKS WITH YOU TO THE CLUBHOUSE\***

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## 4 - CLUBHOUSE REOPENING

### 4.1 Clubhouse Reopening Plan

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As the County has now entered Phase-3 of its reopening plan, we have begun putting a plan in place for a phased reopening of the Clubhouse.

The ultimate goal is to ensure each location

opens safely and is properly staffed with necessary resources to help us follow CDC guidelines.



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- **Phase-1:** Reopening of Sports Court, Yoga Studio and Card Room
    - **Date:** Thurs, Oct, 22
  - **Phase-2:** Remaining Game Rooms
    - **Date:** TBD
  - **Phase-3:** Golden Gate Room
    - **Date:** TBD
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**The Phase-1** reopening of the Sports Court, Yoga Studio, and Card Room, will coincide with the reopening of the clubhouse pool (closed Oct 19-21 for maintenance).

**Dates for Phase-2 and Phase-3** will be determined shortly after we have time to monitor the initial reopening, and make guideline adjustments if necessary.



#### ***4.2 Clubhouse Reopening Preparation***

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- An inspection of each within area of the clubhouse.
- Develop detailed cleaning checklists for each area/room.
- Develop updated staffing schedules to ensure efficient utilization of contracted hours to properly maintain the clubhouse areas.
- Entrance, exit and interior traffic flow plan to be reflected in signage and traffic markers placed throughout the clubhouse area.

**Stay Tuned For Additional Details Next Week**

## 5.1 Adding Guests (GateAccess & Automated Phone Line)

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### Please one of the following ways to add guests:

- Using GateAccess (mobile app or website)
- Using the automated phone line 561.265.5858.

Please refrain from verbally asking the gate guards to put guest on your list.

Please note that if you are hosting an event of more than 10 guests, you are encouraged to reach out to me at least 48 hours in advance with the guest list.

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### AUTOMATED PHONE LINE

**561.265.5858**

The automated phone line prompts you for your 5 digit numeric password (the same password as GateAccess). It then guides you on how to add guests.

**\*Please email [info@thebridgeshoa.com](mailto:info@thebridgeshoa.com) if you do not know or remember your username or password.**

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### GATEACCESS.NET

This is the easier and most convenient method for adding guests. You can access GateAccess either by downloading the app to a mobile device, or by going to the website directly. Click the button above to go directly to gateaccess.net.

#### **YOUR LOGIN INFORMATION:**

**Community Code** = BRG

**Username** = <typically your 10 digit home phone number, without dashed>

**Password** = <typically a 5 digit numeric password that you created>

Login to GateAccess.net

Community Code: BRG  Remember

Username:   Remember

Password:

Login

**Click Here to go to  
gateaccess.net**

**\*Please email [info@thebridgeshoa.com](mailto:info@thebridgeshoa.com) if you do not know or remember your username or password.**

## 5.2 Preventing Guest Line Back Ups

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## **FAQ: WHAT HAPPENS WHEN A GUEST IS NOT ON A LIST?**

When you are expecting guests, please add them in advance to your guest list. The main reason the resident line backs up is due to numerous guests not being added to lists. Please remember that per the Association guidelines, when the line is backed up, after making an attempt to reach the resident, the gatehouse may asking the guest to drive around the gate and back into the line, in order to keep traffic moving.

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## **6 - TENNIS**

### ***6.1 Tennis News***

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Tennis is busy! Both the women's division season and the junior clinic season have kicked-off, with additional activities are either currently being planned, or have already started. In preparation for all this increased activity we completed a court resurfacing project last month to ensure our courts remained in excellent condition. Feedback from both residents and non-residents is that the resurfacing came out really great, especially when compared to other nearby upscale tennis facilities.

With all of this activity going on, and with the recent departure of Alessio, the HOA has fielded several calls and emails from residents with questions and concerns about the amenity in general. The Tennis Committee, a group of residents who volunteer their time to help the tennis amenity be successful, will be meeting shortly (exact date TBD) to discuss everything that is happening within tennis and ensure resident concerns are all properly addressed with the tennis staff. Ultimately with the committees help, we can ensure the amenity and the vendor remain constantly focused and driven.

### ***6.2 Tennis Committee Openings***

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For the 2020-2021 season, the committee has openings for two additional members. If you are interested in being a part of the committee, please email me (simply reply to this email or email me at [mcutchens@grsmgt.com](mailto:mcutchens@grsmgt.com)) and I will send you

a volunteer form with instructions. Completed forms will be provided to the committee for review.

The Bridges has several hundred active tennis players, ranging from skilled players to beginners, and from tiny tots to empty nesters, each with their own expectations of how the amenity can best suit them. Committee members meet to review all of these different expectations, and then make recommendations when necessary for the HOA to consider on how to best meet the overall expectations of the entire community.

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## **7 - MAINTENANCE REPAIRS & ENHANCEMENTS**

### ***7.1 Clubhouse Pool Closed Mon, Oct 12th - Thurs, Oct 15th***

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#### **CLUBHOUSE POOL CLOSED OCT 19TH THROUGH OCT 22ND FOR REPAIRS**

The clubhouse pool was recently acid washed, however we are seeing that it is slowly visible staining. Our pool service company has agreed to apply a special treatment at no cost to the association in hope to correct the staining issue.

With that being said, the Clubhouse Pool will be closed this coming Monday October 19th and reopen Thursday, October 22nd, at dawn. The pool area will be blocked off to residents except to allow for entry to The Grille's indoor and patio dining areas.

### ***7.2 Amenities Repairs & Enhancements***

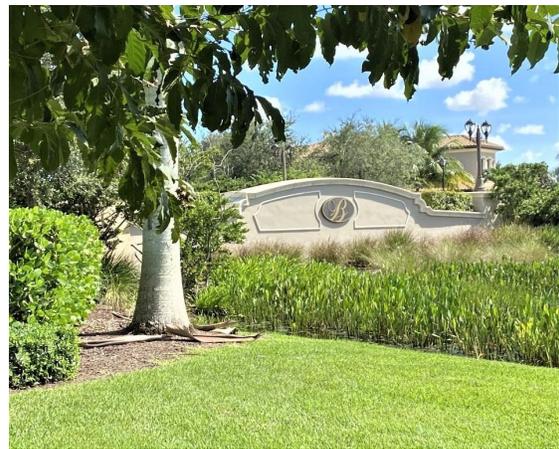
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#### **ANNUAL HOLIDAY LIGHTS**

You may have noticed that the entrance lights have begun getting installed. During the installation, which will still take several days, some lights will be turned on for a short time and then turned off. It is all part of their testing. Rest assured that when all the lights are ready to be turned on fully, you will know!

#### **TENNIS COURT RESURFACING**

#### **BRIDGE REPAIRS**



Monterey Bridge was pressure cleaned, cracks within the stucco were repaired and stucco was repainted with the exact color match. In addition, the Bridges logo was cleaned off and



waxed, stone caps were sealed off and a waterproof sealer was applied to the top surface of the bridge to prevent water intrusion.

In regards to the decorative molding repairs, a piece of the decorative molding was provided to produce an exact replica of this molding. We expect to have the molding pieces within the upcoming weeks and hope to have the Monterey Bridge looking its best by the start of November.



Note: It has been brought to our attention that the molding is sometimes used as a step for kids to view the lake. With that being said we ask that residents refrain from stepping on any portion of our bridges to prevent any future damages. Although we love to see members of our community enjoying the beautiful scenery, we do not want to be Broken Bridges ;)

Tennis court resurfacing project was completed. Drainage rock was added to the south side of the tennis court perimeter to assist in improving the tennis court drainage system and to allow for a cleaner appearance as residents walk along the perimeter of tennis courts and clubhouse.

Also, because this area is heavily used by CPM crews, therefore CPM agreed to split the cost of installing the drain rock.

## **YOGA STUDIO FANS**

## **DISINFECTING WIPES**



Disinfectant wipe buckets were added throughout the amenities to prevent wipes from drying out and for easy access. Also, consistent signage reminding residents of facemask requirements when accessing the open amenities.

### TOT LOT CANOPY



The Tot Lot canopy was put back up and is ready for reopening.



Yoga studio fans were replaced as the motors were at the end of their lifespan. Replacement fans were purchased of higher quality and in wood finish that matches nicely with the current flooring.

### CABANA FANS



Fans were added to select cabanas in

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## 8 - LANDSCAPING

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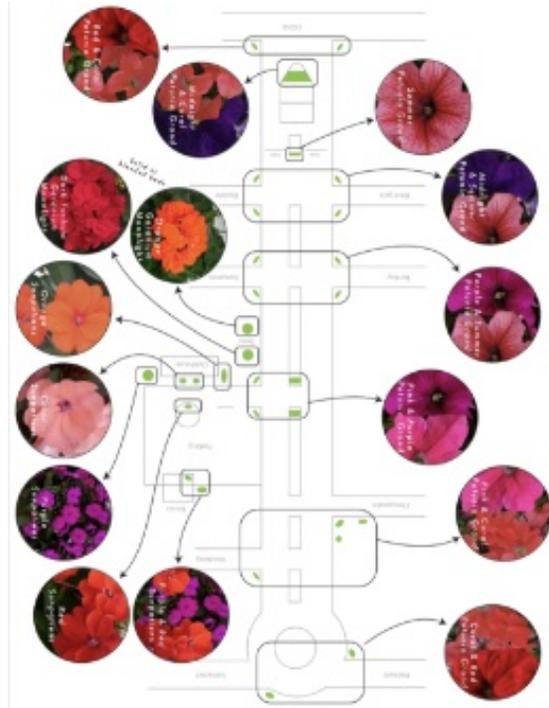
The berm additions are complete and two additional areas were identified for repair.

Coconut tree trimming is almost complete throughout the neighborhood.

As per the last few years there will be no trimming in the month of November as all properties will be mulched during this time.

Annual Flowers will be planted in the month of November. The Landscaping Committee worked on developing an annual flower color scheme and community layout plan for the upcoming season's flower beds.

**[A BIG THANK YOU to the Committee for their creativity & efforts!](#)**



Please remember to submit all landscaping requests to **[workorders@thebridges.com](mailto:workorders@thebridges.com)** to ensure timely processing of your landscaping needs.

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## 9 - ARCHITECTURAL CONTROL

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The Architectural Control Committee has revised and improved the Exterior Paint Color Guide!

Please note that this catalog includes all of the current approved exterior home paint colors for The Bridges. However, residents may submit their Architectural Change Application noting the approved colors selected from the current catalog, and request for any additional colors for the committee's review. Any additional colors approved by the committee will then be added to the master catalog.

Please remember that signs are not permitted in community. With that being said,

please refrain from displaying any signs on your property.



[Click Here to Access the Catalog](#)

## 10 - LIFESTYLE

The Bridges residents love the chance to try tasty treats from local food trucks and vendors, so we are launching a weekly event (for now): Tasty Truck Tuesdays.

As we continue to put the health and safety of our residents first, we would like to remind you that face coverings are required. This includes while you wait in line to order, wait outside for your food and while you are around others. Please remember to practice safe, social distancing from other residents.

Your cooperation allows us to continue having local food trucks at The Bridges.

## 11- FITNESS

Fitness at The Bridges will currently continue virtual fitness classes. Below you will find the October calendar as well as a button to view the calendar and links to each virtual class.

As guideline change and the clubhouse prepares to reopen, we are also working with BodyWellness to create a plan to move forward with in person fitness classes. With so much changing, we want to make sure that the classes are still available to all residents, so they will remain virtual. We will be updating the community when the classes transition.

# UPCOMING FOOD TRUCKS OCTOBER 2020



**CHICK-FIL-A**  
OCTOBER 13TH | 4-7 PM



**HIPPOP'S**  
OCTOBER 20TH | 4-8 PM



**CAPTAIN LOBSTAR**  
OCTOBER 27TH | 4-8 PM

[Click Here for the Upcoming Food Truck Schedule](#)

OCTOBER 2020	S	M	T	W	TH	F	S
		8:00-8:50 AM YOGA MEREDITH <a href="#">CLICK TO REGISTER</a>					
	9:00-9:50 AM YOGA MEREDITH <a href="#">CLICK TO REGISTER</a>						
	10:00-10:50 AM YOGA MEREDITH <a href="#">CLICK TO REGISTER</a>						
	6:00-6:50 PM YOGA MEREDITH <a href="#">CLICK TO REGISTER</a>						

**Conquer your fears. Be amazing!**

**BodyWellness**

**HAPPY HALLOWEEN**

It is not the mountain we conquer, but ourselves. - SIR EDWARD HILARY

Please Note: All Above Listed Classes are Compliments of the HOA. Classes are 50 minutes and have time changes. Questions: email Susan@bodywellness.com

OUTDOOR CLASSES IN COVERED PATIO AREA (WEATHER PERMITTING!)

On Wednesday's at 9:00 am, Sydney's Cardio Sculpt class takes place, in person, on the pool deck (weather permitting). Bring your own mat and get ready to sweat! If the weather is not great, the class is still available virtually.

For questions or more information, specific to fitness at The Bridges, please email [fitness@thebridgeshoa.com](mailto:fitness@thebridgeshoa.com).

[Click Here for October 2020 Fitness Calendar With Class Links](#)

## 12 - RESIDENT REMINDERS

### 12.1 Golf Carts

Reminder to all resident that if you have a golf cart and use it throughout the community, it must be registered with the HOA.

All homeowners and residents who would like to use their golf cart within The Bridges must register them with the HOA. In order to register your golf cart, you will need a picture of the golf cart and to fill out a form.

Once you have the form and image ready, email Lauren at [lchieffo@grsmgt.com](mailto:lchieffo@grsmgt.com) to schedule an appointment to get your golf cart decal. There is no cost with



registering your golf cart.

## 12.2 Contact Information

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**Meagen Cutchens | Property Manager**

mcutchens@grsmgt.com

561.404.9259

**Lauren Chieffo | Administrator**

**New Resident Services, Decals, Key Fobs, Compliance, Lifestyle**

lchieffo@grsmgt.com

561.404.9260

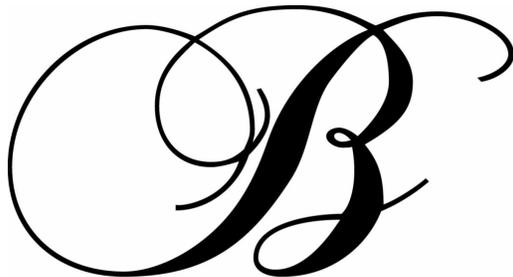
**Mary Ellen Moore | Administrator**

**Landscaping, Work Orders, Architectural Control**

memoore@grsmgt.com

561.404.9257

[Click Here for More Contact Info](#)



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