



# THE BRISTOL VIEW

28 MAY 2009

Official Publication of Bristol View Homeowners Association, Inc.

## NOTE FROM THE PRESIDENT



Spring is officially here when our Floridians return (looking already like they've had a great summer), when sitting out on my front porch means getting attacked by those tiny black flies, when mower sounds are heard in the land, and when The Bristol View arrives.

Like a stage crew that works behind the scenes so that the play comes off perfectly, the Board has been busy taking care of all the details that make this community the special place that it is. Allow me to applaud "the crew" for its dedication and its ability to work together for the benefit of all.

A warm welcome to residents who have joined us since last May (see below) and a reminder to all to check out our website ([bristolview.org](http://bristolview.org)) for a wealth of information.

Gloria Wilner

Ann & Barry Prince - 20 Bristol View Drive  
Jamie & John Natti - 5 Spruce Ridge  
Matthew & Shari Clement - 22 Spruce Ridge  
Barbara & John Haefner - 27 Spruce Ridge  
Cynthia Hester - 29 Spruce Ridge



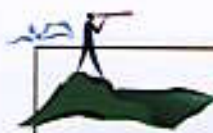
## CHANGE OF SEASONS!



### INSIDE THIS ISSUE

TREASURER'S REPORT	2
LANDSCAPE NEWS	2
CONTACT INFORMATION	3
GOOD NEIGHBOR COMMITTEE	3
SPRINGTIME REMINDERS	4

Please e-mail or call Bill Tomlinson first regarding Association matters. Follow up as you wish with Board members. Contact information on page 3.



## TREASURER'S REPORT

### NO BAILOUT FOR BRISTOL VIEW HOMEOWNERS ASSOCIATION STIMULUS PACKAGE MUST COME FROM WITHIN

**A**t our annual meeting last September, I mentioned that the Board was considering the need for a special assessment during 2009. This need has become even more apparent to the Board as we enter the second quarter of the year. First and foremost, lower Spruce Ridge must be milled and re-surfaced. It was hoped that this project could be done 3 or 4 years from now, but the condition of the roadway mandates that it be taken care of this year. The mailboxes and posts are also in very poor shape. The Board is looking into replacing the existing ones with a box and post that will last for many, many years and need no upkeep. Aesthetics will also be a major part of our decision. Finally the irrigation installations at the entrances are nearly complete. Once the plantings in these areas are finalized, no longer will the watering be the responsibility of a few and the beauty of these entranceways will be maintained.



The total cost of these three projects is approximately \$40,000. \$22,420 of which will go to the Spruce Ridge re-paving. Recently much of our reserve fund has been spent on landscape and asphalt expenses. As our community ages, the needs in both of these areas increase. Winter tree pruning, unpleasant tree and shrub replacement, driveway repairs are just a few examples contributing to this cost factor. **To raise \$40,000, the Board is assessing each homeowner \$480 - due July 1st.** This is the maximum we can assess without having a special Association vote on such an endeavor (20% of \$2,400 - the yearly assessment). In this way \$39,840 will be added to this year's budget and the projects completed.

Your Board works very diligently as it discusses and evaluates the needs of our great neighborhood. Our goal is to preserve the lovely environment that we all bought into while keeping a close eye on the expenses involved. The quality of life we share as homeowners is important to all of us. We trust we have your support. Thank you.

Warren B. Knapp, Treasurer

## LANDSCAPE NEWS

**W**elcome to a great early spring start. Our landscape efforts with Chris's and Justin's work allowed us to clean up and complete edging beds by April 3rd (a new record time).

A note from Chris Andrews:

An important note regarding lawn mowing this season. The day we will be cutting has changed. For many years the cut days were Monday and Tuesday. This year in an effort to keep the grounds looking their best through the weekend, we will be cutting on Wednesdays of each week, with weather dependent on keeping us on schedule. I want to point out that Justin and I would appreciate it if all lawn hoses, sprinklers, patio furniture, and any other obstacles are clear of our paths when cutting on Wednesday. We do our best to try and prevent accidents from occurring and your attention would be great in helping us achieve this. Please be sure that if you have a pet that you have the lawns cleared of any and all droppings.



Regards, Chris

1. Forever wild areas around our community are to remain as you see them. The Town of Perinton and HOA have restrictions. Trees are only removed if they are a threat to property. Changes of grade and extensions of lawns, planting beds, and additional trees, etc. must be approved by the HOA. Forms are available on our web site or from Fred Weber
2. The warning signs left by One Step can be removed from your lawns after 24 hours. Please pick them up to keep our appearance clean.

(Continued on page 4)



## GOOD NEIGHBOR COMMITTEE

### UPCOMING EVENTS PLANNED

#### ANNUAL PICNIC

Save the Date!! Put it on your calendar!! The Bristol View Homeowners Annual Eyebrow Picnic is scheduled for Sunday, August 23<sup>rd</sup>. Watch for the Picnic flyer to arrive sometime in July! The committee is always looking for anyone who might be interested in helping with the planning of this annual event. If you would like to help out just notify your group captain or Marilyn Steane (381-4711) and we will gladly get you involved.



#### HOMEOWNERS' TGIF

As previously announced, Pat and Bob Geraci are hosting a TGIF (Thank Goodness it's Friday) Party on Friday, May 29<sup>th</sup>, at 6:00 PM at their home at 10 Bristol View.

What's a TGIF Party, you ask? This is a very casual and informal opportunity for neighbors to gather for a couple hours to catch up on the news after a long winter of travel and/or hibernation.

You are asked to bring *an appetizer or a dessert to share, plus your own beverage of choice*. Our hosts will provide mixers and coffee.

Come and celebrate spring with your neighbors!!



Layout and graphics by  
NorthCoast CORPORATION  
and Microsoft Corporation



## The Board of Directors



Gloria Wilner, President	248.5544 glowilner@earthlink.net
Warren Knapp, Treasurer	218.9008 wknapp@rochester.rr.com
Fred Weber, VP, Landscape	218.5272 bbbweb@aol.com
Marilyn Steane, VP, Architecture	381.4711 msteane@rochester.rr.com
Bert Stanley, Secretary	385.6775 berstan@rochester.rr.com

## Property Management



William G. (Bill) Tomlinson, PCAM®, President  
NorthCoast CORPORATION

797.0830, Extension 201  
E-mail: bill@northcoastcorp.com  
Fax: 797.0832

### Rubbish

Suburban Disposal: 352.3900



### Recycle

Waste Management: 254.6590





## LANDSCAPE NEWS – CONTINUED

*(Continued from page 2)*

3. Many of you have asked to have large trees removed from between homes. We are working on a plan to eliminate them.
4. Parking on lawns in common areas can cause us added cost for maintenance especially in the early spring and other wet periods. Please park in the street and advise your guests to park on one side only to ease traffic paths.
5. Planting annuals and Perennials: Please do not plant under trees we maintain. When possible, try to plant after May 30. We will try to complete mulching by this date, weather permitting.
6. Please pull all annuals you plant in the fall.
7. We are removing some rocks from our mowing paths to avoid accidents and reduce obstructions.
8. A special note on erosion. Changing contours, removing grasses, and digging into the hillsides can cause collapse of embankments. Please avoid this potentially serious problem.
9. We are aware of some mole damage and will address as needed.
10. Gutter cleaning - - Because we have high winds and many trees around us, gutters should be cleaned a minimum of once each year. It is your duty to protect yourself and your neighbor from gutter overflow.



Enjoy your summer! Fred Weber, VP Landscape

## SPRINGTIME REMINDERS

**W**ith the return of nice weather, many of our neighbors will be contemplating outside repairs and improvements. If you are planning any exterior changes to your property, we ask that you complete an Exterior Improvement Agreement for HOA Board approval. One of our Board members will be glad to meet with you to go over any plans you may have and confirm that your plans meet with the Association's regulations. You may print a copy of the Exterior Improvement Agreement from the BV website ([www.bristolview.org](http://www.bristolview.org)), or call Marilyn Steane (381-4711) for a copy.



Also on our website is the complete list of approved paint colors that may be used for our cedar shingles, house trim, garage and front doors, and for our decks. All of these paint and stain numbers are on file at Hadlock House of Paints for your convenience.

The HOA Board has approved a new steel garage door to be used if and when homeowners find it necessary to replace their original door. The new garage door is a Wayne-Dalton Series 8000 door (model 8300, color taupe). It comes with a limited lifetime warranty and will never need painting. It is also slightly cheaper than the cedar replacement door. One of the places it is available is Felluca Garage Door Co. Details of the door are available on the BV website.

The HOA Board also recommends a vinyl shake shingle for Phase I homes that need to replace the original cedar shake. The homes in Phases II and III were built originally with vinyl shake. The vinyl replacement is less than half the cost of replacing with cedar and will not need painting in the future. The specifications for this vinyl shake are on the website.

If you have any questions, always feel free to give me a call or e-mail me at [msteane@rochester.rr.com](mailto:msteane@rochester.rr.com).

Marilyn Steane, VP, Architecture