



Bertram Stanley <bertstanley61@gmail.com>

Important Reminders - HOA Policies & Home Maintenance

1 message

Theresa Peck <theresa@woodbridgegrouppro.com>
To: Theresa Peck <theresa@woodbridgegrouppro.com>

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Dear Bristol View Homeowners,

The Board would like to remind everyone of a few important policies and responsibilities to help keep our community well-maintained and running smoothly.

- **Gutters** – Clogged gutters can lead to water damage, foundation issues and costly repairs to homeowners. They can also lead to plugged underground lines that you may have to pay for, for clean out. Homeowners are responsible for inspecting their gutters regularly, especially during the fall and after heavy storms, and arranging for cleaning when needed. Keeping gutters clear helps protect both your property and neighboring homes.
- **Roofs** – Roofs must be inspected for moss, mold, algae or other buildup that can damage shingles and shorten the lifespan of the roof. Homeowners are responsible for having these issues professionally cleaned as needed. Regular roof maintenance not only prevents leaks but also helps maintain the overall curb appeal of the community. Inspections also allow for repairing damaged and missing shingles.
- **Architectural Variances** - A variance must be submitted for any work to be done on the exterior of your home. The variance must be sent to the Woodbridge Group and approved by the Bristol View Board **before** any work begins.
Please also provide a certificate of insurance from your contractor noting Bristol View HOA as an "additional Insured".
The certificate holder representation of the "additional insured" should read as follows:
Bristol View HOA
c/o The Woodbridge Group
PO Box 237
Pittsford, NY 14534
- **Landscape Variances** - A variance must be submitted to the Woodbridge Group and approved by the Board before any landscape work is done in your front, side or back yards. This includes adding or replacing perennial plants in the front yard. A certificate of insurance **from any contractors** is also required for this. Homeowners are expected to trim and maintain the bushes they are responsible for. Proper trimming also improves the overall appearance of the neighborhood and allows contractors to perform community-wide services, such as lawn care or snow removal more effectively.
- **Community Landscape Improvements** - The Board is currently working with Woodbridge Group to obtain quotes for replacing and improving many of the front landscape shrubs throughout the community. Please note that many healthy shrubs and trees in your yard will not be affected by this plan.
This will be a long-range project with the goal of restoring some of the greenery and natural beauty that once defined our Bristol View community.

Your attention to these responsibilities is greatly appreciated. Together we can continue to preserve the quality and appearance of our community.

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