

# Bridge Mill Subdivision Homeowners Association

Annual Newsletter    March 2020

## 2020 News:

**Beginning January 1, 2020, the HOA is taking responsibility for the maintenance and repair of the entire community septic system, including the individual collection units at homeowner properties. You will only be responsible for maintaining the septic line from your house out to the collection unit. If you have a problem and must call Ike's for service, the HOA will be billed for that service. If you do receive a bill from Ike's, please forward it to Main Street Management.**

**At the annual meeting in January, Adam Ostein was elected to the HOA board. If you have a chance to speak to Adam, please let him know that you appreciate his willingness to serve the community.**

*Main Street Management is responsible for the management and administration of the Bridge Mill Homeowners Association. If you have a question about the HOA, you can find most answers at their website, [mainstreetmanagementllc.com](http://mainstreetmanagementllc.com), under the HOA Communities tab. If you have a question about your bill, an architectural control request, or any other matter, please call Main Street Management at 765-742-6390 or Angela Remter at 765-701-4135. They are your first point of contact for anything that concerns the HOA.*



## Tips for a trouble free septic system

Do not flush any paper other than toilet paper. Many wipes and personal hygiene items are labeled as flushable or biodegradable, but our system cannot handle these items. Do not flush condoms or feminine hygiene items. **TP only please!**

Do not put oil, grease, paint, or chemicals of any kind down your drain.

Do not use your garbage disposal for vegetable peelings or leftover food. Put all food waste in the trash. Scrape plates into your trash can after meals.

Clear liquid cleaners are better than cleaners that contain granular or abrasive substances.

### Who to Call If You Have Septic Problems

Ike's Sewer Service is the exclusive service provider for our community septic system. **If you experience issues such as standing water around your collection tank or a septic alarm sounding, please call Ike's immediately at 765-448-1443.** Ike's is on call for 24 hour service to our neighborhood. Do not wait until normal business hours to call, as this may only result in further damage.

## Won't You Be My Neighbor?

Here are a few ideas for how we can strive to be “neighborly” in our community. It’s all about being considerate and respectful.

Street parking is allowed in our neighborhood, but please be thoughtful about where you park. If you or your guests must park on the street, make every effort not to cause a bottleneck in the traffic. If vehicles cannot be staggered to allow 2-way traffic, try to park in your drive. This is especially important during busy morning hours and afternoon/evening hours after school and work. Never block any part of your neighbor’s driveway or mailbox. Make sure your neighbor can easily back out onto the street. Our covenant restricts parking of semi-tractor trucks, trailers, boats, campers, and other recreational vehicles.

Per the covenant, no lot is to be used for anything other than a single-family residence. Homeowners are not allowed to operate businesses such as styling salons, licensed child care, or pet grooming from home in our neighborhood.

Let’s keep it tidy. Be sure to mow and maintain your entire lot, which includes the areas both inside and outside of your fence. No trash cans, building materials, or rubbish of any kind should be visible from the street.

It will be helpful if you can exchange cell numbers with the neighbor who shares your septic collection unit. If a problem does arise, you can contact each other and stay updated about what is happening. You can also provide your cell number to Angela Remter at Main Street Management. Consider giving an extra house key to a trusted friend or family member when you are out of town. Sometimes septic repairs require access to the breaker box inside the garage of the house where the septic alarm is installed.

Be sure to submit an architectural control form to Main Street Management for any fence, garden shed, mailbox, etc., that you plan to put on your lot. You will receive a response promptly.