

A Message from the President

Dear Neighbors,

As we head into the latter part of 2026, I wanted to share an update on some of the work the Board has undertaken this year and where we are focusing our attention as we look toward 2027.

Our goal is simple: to be thoughtful stewards of the community, to build on what is working, and to ensure The Bridges remains a safe, well-run, and exceptional place to live.

2026 Year-to-Date

We have made progress on a number of fronts this year, some highly visible and others taking place behind the scenes.

We completed new white pavement markings in advance of stop signs throughout the community to increase visibility and promote traffic safety. It is a small change, but one that makes the signs harder to miss and encourages more careful driving.

We also secured a new insurance policy for the Association with broader coverage at a lower premium. Given the insurance environment in California, I consider that a particularly positive outcome.

At the same time, the Board is conducting a detailed review of the Association's accounting and financial records from the past three years. The purpose is straightforward: to better understand historical expenses, ensure Association resources are being used effectively, and identify opportunities to operate more efficiently going forward.

Earlier this year, we secured **TheBridges.org** for the community and intend for the website to become a central resource for Association information, updates, and resident services. Board member Evan Rose was instrumental in securing the domain and has been working with Matthew Bonnes of Walter's Management to expand the HOA's capabilities for resident communication and outreach.

On wildfire preparedness, the Association has arranged access to special pricing from Proactive Wildfire Armor, led by Sam Haj, for residents who may wish to explore additional wildfire-protection services for their homes. The arrangement is intended to provide residents with an additional option and should not be viewed as an endorsement or recommendation by the Association. More information is available on the HOA website.

Security has remained an important area of attention for the Board. We continue to assess our existing camera coverage and security infrastructure, including areas where additional coverage or other enhancements may be warranted.

We are also encouraged that there have been no recent reported break-ins within the community. While that is certainly positive, we do not view it as a reason to become complacent. Maintaining

a secure community requires continued attention and a willingness to adapt as technology and available solutions evolve.

Looking Ahead to 2027

Security will remain one of the Board's primary areas of focus in 2027.

Over the past several months, the Board has met with four different security providers to evaluate approaches to perimeter security and early detection. We have considered a range of technologies and service models, with a particular focus on finding a solution that can strengthen our ability to identify and deter potential threats before they enter the community while remaining responsible about cost.

That process has helped us narrow the field considerably, and we are now approaching a formal proposal for what we believe could represent a strong path forward for The Bridges. We expect to have more to share with residents as that work develops.

Technology is only one part of the equation. We are also exploring additional training for our existing guard personnel, including medical and emergency-response training. Our security team is already present throughout the community around the clock, and we believe it is worth considering how those resources might be better equipped to assist residents when an emergency occurs.

We are also considering a secure resident portal that would make it easier for homeowners to manage emergency contacts and instructions, notification preferences, and guest authorization through the guard gate. Over time, that same platform could potentially support other useful community features, such as a neighborhood exchange or resident message board.

These efforts reflect the broader approach the Board is taking across the community: preserve what is working, question what is not, and avoid doing things a certain way simply because that is how they have always been done. Our goal is to identify practical, thoughtful changes that make The Bridges safer, better run, and more responsive to the needs of its residents.

We appreciate the feedback and participation we have received from homeowners throughout the year and encourage residents to continue sharing their ideas, questions, and concerns with the Board.

Thank you for your continued support of The Bridges community.

Sincerely,

Charles Butler
President
The Bridges Community Association
TheBridges.org