

BRIDLEWOOD HOA TRANSITION TEAM

Milton, DE 19968 | Community Update — August 2026

Dear Bridlewood Neighbors,

We wanted to provide everyone with a friendly update on the progress of our HOA transition. Thank you to everyone who has participated, volunteered, and shared your time and ideas. We are excited about the level of community involvement and appreciate everyone's patience as we work through the transition process.

1. Legal Assistance

- After an extensive search, we found an experienced attorney who was willing to assist us. It took approximately two months to secure an appointment.
- On **August 12**, Rush Ellis and his partners met with their attorney and provided us with that attorney's contact information.
- On **August 18**, three members of the Transition Team held a teleconference with our attorney. She was very prepared and provided helpful guidance.
- Her recommendation is that we **look to assume control of the existing HOA legal entity rather than starting a new organization from scratch**.
- She obtained and provided the officially filed versions of the **Bridlewood Covenants, Conditions & Restrictions (CC&Rs)**, a subsequent amendment, and two plot plans. These documents have been posted on our website.
- On **August 20**, she contacted the other attorney and expressed our desire for an **orderly, constructive, and timely transition**. She also requested copies of the relevant HOA records, with the **HOA bylaws being an immediate need**.

The response from their attorney will be an important factor in determining how the transition moves forward. We will continue to keep the community informed as things progress. Interim updates will be posted on the website whenever possible.

2. Survey Results

A big **thank you** to everyone who took the time to complete our survey! The willingness of our neighbors to volunteer has been fantastic, and it is encouraging to see so many people interested in helping our community.

Area	Volunteers
Board/Officer positions (5 positions)	13
Architecture Review Committee (5 positions)	16
Work committees (to be determined)	23

Our immediate focus will be determining the path forward for the **Board and Officer positions**. We will reach out by email to those who expressed interest and arrange a meeting. This will likely take place in **early September**, allowing us time to obtain and review the HOA bylaws.

3. Community & Common Area Updates

- After repeated requests, the **Bridlewood LLC lots were cut**. Prior to that, two community members generously helped with some of the cutting.
- A community member has arranged for his lawn service to cut **most of the common areas** while we work toward the HOA takeover and solicit proposals for ongoing maintenance.
- Some interim maintenance, such as trimming, may also be completed at the **front entrance**.
- Looking ahead, developing recommendations and ideas for improvements to our front entrance would be an excellent opportunity for a **community work committee**.

Staying Connected

Please continue to check the **Bridlewood website** for updates and additional information. We would like to handle as much of our communication electronically as possible so that everyone can stay informed throughout this process.

We are grateful for the continued patience, participation, and support of our neighbors. There is still work to be done, but the tremendous volunteer response shows what we can accomplish when we work together.

Thank you for being part of the Bridlewood community and for helping us build a strong foundation for the future of our neighborhood!

Warmly,

The Bridlewood HOA Transition Team