



Brookside Village Condominiums

www.brooksidevillage.org

March – April 2026 Newsletter

Next Meeting will be Thursday, June 11, 2026, via Zoom
Unless a meeting space is secured

Welcome New Homeowners:

BVA 90 – Paige Johnston

BVA 38 – Lisa Clanton

Our condolences to the Family of James Devine, BVA 112, on his recent passing.

Homeowners are reminded that when they utilize overflow parking, only areas with more than 5 spaces can be used. Any vehicles found in noncompliance will have a notification on their windshield. Further violation will result in letters and/or fines.

When putting trash out after 5pm on Sunday, please keep in mind that totes full enough that the lids don't close, have items blown about the association. All boxes must be broken down and in the container to prevent them blowing around the Association.

Thanks to the homeowners who pick up trash items on their walks around the property. We all want the property to look good, and every little bit helps.

Reminder to homeowners and/or homeowner guests, please pick up after your pets no matter the size.

If there is a need to report suspicious activity, such as fence jumpers or trespassing, Please use the Springfield Police Non-Emergency Number: **(217) 788-8311**.

BVA Bi-Monthly Meeting Minutes

April 9, 2026

6:00 pm via Zoom

The Bi-Monthly BVA called to order by President Patricia Raklovits

Roll Call by Secretary Gleason

President: Patricia Raklovits

Vice President: Dani Berrien

Secretary: Becky Gleason

Treasurer: Parker Turpin

The Association will be paying the unapproved legal fees charged by the previous president to Hart, Southworth & Wittsman in the amount of \$3,179.19.

The Board has approved Deep Roots to do a spring clean up which will include leaf clean up, cutting back of plants that should have been done in the fall, as well as stick and branch pick up. The charge will not exceed \$2,200.

Vice President Dani Berrien has agreed to pursue power washing estimates for the association buildings. North sides of buildings and fences currently show the most need. To allow for good pressure, the chosen vendor will be hooking up to available outdoor water outlets.

Dani reported that she has been in contact with some power washing companies and should soon have some estimates. Patricia Raklovits said that she has asked for a power washing estimate from Deep Roots. When received, it will be forwarded to Dani.

Reminder to homeowners that there is no direct contact with our lawn vendor.

Will be getting roofing bids for one building this year. Parker Turpin asked if we knew what building we would be doing. Buildings 1 and 2 have both had leaks this past year. Will ask prospective vendors for their opinion on what building needs repair.

BVA Board Officers met in executive session on Monday, February 23, 2026. Cindy Kiesewetter Shutt resigned as President. The Board appointed Patricia Raklovits to complete the remainder of the president's term.

Ted Debonis resigned as treasurer on March 4, 2026. Executive Board Session on March 9, 2026, to talk with Parker Turpin who has volunteered his services to complete the remainder of the treasurer's term. The Board unanimously approved.

The Board is currently working on updating the Policies. Any homeowner who has a suggestion for an update is welcome to send the recommendation to board@brooksidevillage.org.

The Board welcomes all questions and/or comments on Village issues. However, misuse and harassment will not be tolerated. Continuation will lead to homeowner status change.

Meeting Adjourned at 6:24 pm.

Next Meeting will be Thursday, June 11, 2026.

Treasurer's Report
Brookside Village Condominium Assoc
January 1-March 31, 2026

	Total
Income	
300000 Assessments	75,600.00
300800 Misc Income	300.00
303000 Late Fees	60.00
305000 Capital Contributions	100.00
306000 Interest Income	277.80
Total for Income	\$76,337.80
Gross Profit	\$76,337.80
Expenses	
400010 Insurance	16,504.34
400020 Legal	1,061.25
400030 Office Expense	196.00
400040 Financial Management Fees	1,849.00
400050 Utilities - CWLP	354.67
400060 Trash and Recycling	1,155.00
400090 Bank Fees	10.00
400200 UCB Cap. Exp. Interest Payment	2,534.10
401000 Lawn and Landscape Maintenance	6,165.83
401020 Snow Removal	3,552.50
402000 Termite Control	1,575.00
402010 Maintenance & Repairs	1,214.16
402060 Smoke and CO Alarms	662.48
Total for Expenses	\$36,834.33
Net Operating Income	\$39,503.47
Net Other Income	
Net Income	\$39,503.47

Bank Balances:

A/R Aging Report

Operating Account	\$ 9,611.45	91 and over	\$1,368.25
Reserve Account	\$ 146,729.53		

	3/1/2026	Maintenance Priority for All American Handyman	
Unit #	Phone #	Name	
48	847-533-1115	Lakshmi Vejju	Complete 3/12/2026
51	636-295-0788	Charles Hatfield	Complete 3/12/2026
90		Siding on eve end of building is loose	Complete 3/31/2026
33		Metal flashing came off of eve end of building	Complete 3/12/2026
19		Siding on garage side is loose	Complete 3/12/2026
		Missing strip of siding on eve side	Complete 3/12/2026
18	217-836-3193	Odessa Woolrey	Complete 3/24/26
		Check gutter over front porch. Water flowing over at both ends since big ice chunk this winter.	
		Underground drain pipe next to the porch post has rainwater gushing up around it.	
15	217-801-0490	Dore Skeels	Complete 3/24/26
		Gutter loose and laying on roof.	

Republic Pickup Schedule May – July 2026

May 2026

Monday 4th Waste & Recycle

Monday 11th Waste Only

Monday 18th Waste & Recycle

Tuesday 26th Waste Only

June 2026

Monday 1st Waste & Recycle

Monday 8th Waste Only

Monday 15th Waste & Recycle

Monday 22nd Waste Only

Monday 29th Waste & Recycle

July 2026

Monday 6th Waste Only

Monday 13th Waste & Recycle

Monday 20th Waste Only

Monday 27th Waste & Recycle