



# **Brookside Village Condominiums**

[www.brooksidevillage.org](http://www.brooksidevillage.org)

BVA May/June 2025 Newsletter and Announcements

A couple of Reminders to all Homeowners:

Any Homeowner who has changed their email address should log on to the BVA website and update the contact information.

Homeowners are responsible for maintaining their patio as established on Page 7, Point 15 Patio, and Privacy Vinyl Fence, of the BVA Policies. Failure to remove weeds will result in the Association paying to have the growth removed with the charge billed back to the Homeowner.

Homeowners with inoperable/delinquent registration are not allowed to park within the Association. See BVA Policies, Page 7, Point 13, No inoperable or unregistered vehicles shall be moved on to or kept on Association property. Homeowners will be notified by letter and have 30 days to comply.

Please be aware of delivery/visitor vehicles parking on the side of the streets. This is a driving and walking hazard within the association.

If a Homeowner has an issue they would like to have added to the Bi-monthly Board Meeting Agenda for discussion; please email the request and content to [President@brooksidevillage.org](mailto:President@brooksidevillage.org).

**BVA Bi-Monthly Meeting**  
**June 12, 2025**  
**6:00 pm**  
**Via Zoom**

The Zoom meeting called to order by Acting President, Cindy Kiesewetter.

- I. Roll Call by President
  - a. President: Cindy Kiesewetter
  - b. Vice President:
  - c. Secretary: Becky Gleason
  - d. Treasurer: Holly Pohlod
  - e. Director: Patricia Raklovits
  
- II. Motion for Approval of March/April 2025 Minutes. Motion by Holly Pohlod; Second by Becky Gleason
  
- III. Treasurer's report for April/May 2025 Presented by Director Patricia Raklovits Copy attached.
  
- IV. New Business

Our Association insurance for this year DOUBLED in cost due the Fire Claim on Building 21. We now pay \$70,000/year.

In January 2025 BVA Homeowners voted to increase the monthly fee an additional \$45 per month that goes directly to our Reserve Account for infrastructure repair. Landscaping is not infrastructure. The Reserve Account has thus far paid for twelve driveways, new hardscape for drainage, new poles and light fixtures and new Unit Sign Numbers.

BVA will replace one roof this year as specified in the Reserve Study adopted by the membership last year. Acosta-Angelli roofing has given their opinion on order of replacement for the next 3 years.

The Board is trying to save every penny so we do not have to address another HOA increase in the fall.

Any Homeowner who has a change in Email should log onto the BVA website and change the email under contact information. If the email is incorrect, you will not be able to receive Association Emails or Statements and Receipts from our Accounting Firm.

Homeowners are responsible for maintaining their patio as established on page 7, Point 15 Patio, and Privacy Vinyl Fence of the BVA Policies. "Unit Owners are responsible for weed removal on their patio. Failure to do so will result in the Association paying to have them removed and billed back to the Unit Owner."

The current garage doors within the Association are no longer manufactured. Springfield Overhead Doors is sending a picture of one that will blend with the current if a Unit Owner needs to replace a door.
  
- V. Old Business

Update on Opperman Hardscape recovery of funds. Current legal fees are \$2,105.

Maintenance requests should be completed online or by using a form available at the bulletin board. If approved, the Maintenance Committee will add them to the work list.

Unit signs are still in process.

VI. Bi- Monthly Maintenance Report (Attached)

Meeting adjourned at 6:30 pm.

Next meeting will be the Meeting will be Thursday, August 14, 2025

Respectfully submitted:  
Patricia Raklovits, Director  
Brookside Village Board of Directors



# Brookside Village Condominium Assoc

## Treasurer's Report

January - May, 2025

|                                       | TOTAL               |
|---------------------------------------|---------------------|
| <b>Income</b>                         |                     |
| 300000 Assessments                    | 123,900.00          |
| 300800 Misc Income                    | 300.00              |
| 303000 Late Fees                      | 265.50              |
| 305000 Capital Contributions          | 50.00               |
| 306000 Interest Income                | 1,470.30            |
| <b>Total Income</b>                   | <b>\$125,985.80</b> |
| <b>GROSS PROFIT</b>                   | <b>\$125,985.80</b> |
| <b>Expenses</b>                       |                     |
| 400010 Insurance                      | 29,299.10           |
| 400020 Legal                          | -2,320.94           |
| 400030 Office Expense                 | 331.57              |
| 400040 Financial Management Fees      | 2,875.00            |
| 400050 Utilities - CWLP               | 902.83              |
| 400060 Trash and Recycling            | 4,620.00            |
| 400070 Website and Email              | 496.80              |
| 400080 Taxes                          | 823.00              |
| 400090 Bank Fees                      | 50.00               |
| 400200 UCB Cap. Exp. Interest Payment | 13,303.67           |
| 401000 Lawn and Landscape Maintenance | 9,599.99            |
| 401020 Snow Removal                   | 8,600.00            |
| 402000 Termite Control                | 2,625.00            |
| 402010 Maintenance & Repairs          | 2,070.19            |
| 402011 Fire Related Expenses          | 5,114.70            |
| <b>Total Expenses</b>                 | <b>\$78,390.91</b>  |
| <b>NET OPERATING INCOME</b>           | <b>\$47,594.89</b>  |
| <b>NET INCOME</b>                     | <b>\$47,594.89</b>  |

### Note

Bank Accounts as of May 31, 2025

Operating Account \$14,492.32

Reserve Account \$ 101,580.00

Total Bank Accounts \$ 116,072.32

Accounts Receivable June 9, 2025

51-60 days - \$60.90