



Brookside Village Condominiums

www.brooksidevillage.org

January – February 2026 Newsletter

Next Meeting will be Thursday, April 9, 2026 via Zoom
Unless a meeting space is secured

Welcome New Homeowners:

BVA 42 – Leslie Pierson

BVA 108 – Victoria Johnson

Our CPA Firm has asked that we remind Homeowners that the Post Office is not as dependable as it once was. Postmarks are no longer dependable. Please consider using ACH in place of Bank Checks/personal checks/money orders.

Also please be aware when using checks that the payable line should read:
Brookside Village Association.

The second line should read:

C/O Hjerpe & Tenninson

Any checks received payable to Hjerpe & Tenninson will be returned to the sender.

Homeowners should be aware that all vehicles that are mechanically undriveable and/or have flat tires should be repaired or removed from the property. This is stated in the current BVA Policies: Page 7, item 4, Point 1.

Please do not put Waste/Recycle Containers out before 5:00pm on Sunday evening.
All containers should be removed from the curbside by 6:00 pm on Monday evening.
Republic Waste and Recycle schedule is available on the BVA website.

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

February 12, 2026

6:00 pm via Zoom

The Bi-Monthly BVA called to order by Secretary Becky Gleason

I Roll Call by Secretary Gleason

President: Cindy Kiesewetter - Absent

Vice President: Dani Berrien Present

Secretary: Becky Gleason Present

Treasurer: Ted DeBonis Present

Director: Patricia Raklovits Present

II. Motion from the Board for Approval of December Annual Meeting Minutes as presented in December 2024. Motion made by Dani Berrien; second by Patricia Raklovits. Approved.

III. Treasurer's Report attached.

BVA will not be receiving a premium refund on our W/C and Liability Policy due to not submitting proof of WC coverage for Republic Waste. Treasurer DeBonis asked why we have a WC policy. It was explained that it was a WC and Liability Policy.

Our CPA firm has asked that we remind Homeowners that the Post Office is not as dependable as it once was. Postmarks are no longer dependable. Please consider using ACH in place of Bank checks, personal checks/money orders.

Also please be aware if you should use Bank Checks/personal checks or money orders to make the payment to Brookside Village Association C/O Hjerpe & Tenninson. Any checks received made payable to Hjerpe & Tenninson will be returned to the sender.

IV New Business

The BVA Board Officers will meet in Executive Session on Monday, February 23, 2026.

If there is a need to report suspicious activity, please contact Springfield Police at the Non-Emergency **Number (217)788-8311**.

Secretary Gleason has provided a list of Republic Regular and Recycle Pick up days.

Please remember that containers go out after 5pm on Sundays and should be back in the garage by 5pm Monday.

V. Old Business

As a Condominium Community, we remind all homeowners that that Vehicles that are mechanically undriveable and/or have flat tires should be repaired or removed from the property. This is stated in the current BVA Policies; Page 7, Item 14, Point 1.

Picking up cigarette butts continues to be a problem. If you or anyone visiting your home is a smoker, please do not litter our Association grounds.

Any Homeowner who has a dog is responsible for picking up after the dog. No

Dog is walked without a leash or left unattended. This is a health and safety concern for all residents.

Meeting Adjourned at 6:20 pm. Next Meeting will be Thursday, April 9, 2026.

Brookside Village Condominium Assoc

Treasurer's Report

January 2026

	TOTAL
Income	
300000 Assessments	25,200.00
303000 Late Fees	60.00
Total Income	\$25,260.00
GROSS PROFIT	\$25,260.00
Expenses	
400010 Insurance	6,659.82
400020 Legal	561.25
400040 Financial Management Fees	575.00
400050 Utilities - CWLP	177.21
401000 Lawn and Landscape Maintenance	3,257.50
402000 Termite Control	525.00
402010 Maintenance & Repairs	849.16
Total Expenses	\$12,604.94
NET OPERATING INCOME	\$12,655.06
NET INCOME	\$12,655.06

Note

Bank Accounts as of January 30, 2026
Operating Account \$ 9,781.56
Reserve Account \$ 134,392.15
Total Bank Accounts \$ 144,173.71

Accounts Receivable January 2026
61-90 - \$135.74
91 + - \$1552.00

AUTOMATIC DRAFT OF HOMEOWNERS' ASSOCIATION DUES

Brookside Village Association offers the convenience of Automatic Direct Draft for your association assessments. The Automatic Direct Draft debits your homeowners' association assessments from your bank account and eliminates the need for you to write checks each month. **To set up this Automatic Draft, complete the following authorization form and return it to us with a voided check.**

***** Please note:** Forms received without a voided check will be processed using the numbers provided. Bank returns due to incorrect routing or account numbers on the form will be subject to a returned check fee which will be charged to your account.

Please mail this form to:

Brookside Village Association
C/O Hjerpe & Tennison, CPAs LLC
2712 Mc Graw Drive
Bloomington, IL 61704

The account that you list below will be charged the monthly HOA/Assessment amount on the day of the month you select (1st thru 28th, depending on weekends, holidays or other circumstances). **If you select a draft date between the tenth (10th) and the twenty-eighth (28th) you must include a check for the current month balance or have a credit balance of the same amount on your account avoid any late payment fees.** Also note that your funds must be available on the day of the month you select; all drafts returned NSF will incur a bank handling charge. This service can be canceled at any time by notifying Hjerpe and Tennison CPA (accountant for the association) or your bank in writing.

*****Accounts with an outstanding balance cannot be set up on ACH draft until current*****

AUTHORIZATOIN AGREEMENT FOR AUTOMATIC DRAFTS

I hereby authorize Brookside Village Association, to initiate debits from my checking account at the financial institution listed below. Assessment payments will be deducted on the day (1-28) indicated below of each billing cycle. This authority shall remain in full force and effect until Brookside Village Association has received written notification from me of its termination, allowing it reasonable time to act on my notification. I also understand that if corrections in the debit amount are necessary, it may involve an adjustment (credit or debit) to my account.

For questions about this form:

Email us at brooksidecoa@hjerepecpa.com, call us at 309-663-1120 x 116 or fax us at: 309-663-7277, Attn Patty.

This Authorization is Non-Negotiable and Non-Transferable

Name of Financial Institution: _____ Branch _____

Routing (ABA) #: _____ Account #: _____

Owner's Name: _____

Signature: _____ Date: _____

Please include your mailing address, phone number, and email address below:

Mailing Address: _____

Phone: _____ Email: _____

Which month would you like to start: _____ Which day each month (Choose from 1-28): _____

Form must be received at least 10 days prior to requested start to ensure request is processed.