



# **Brookside Village Condominiums**

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

BVA March-April Newsletter and Announcements

A couple of Reminders to all Homeowners:

Board Members are residents who volunteer their time and talents to the Association. PLEASE be considerate and use the channels provided for Maintenance Requests. There is a fillable form on the website that will go directly to the Maintenance Email. Attached photos to the form. The information will be evaluated to see if it falls within the guidelines enumerated in the BVA Declarations and Policies.

EVERY Homeowner has been provided with a copy of BVA Governing Documents. They are also available on the BVA Website.

Please refrain from contacting Board Members by phone after 5:00 pm and weekends.

All Homeowners are reminded to make certain their dryer vents have been cleaned and inspected by a licensed vendor. A list of recommended Vendors is available on the BVA Website.

BVA Officer Emails are as follows:

[President@brooksidevillage.org](mailto:President@brooksidevillage.org)

[Secretary@brooksidevillage.org](mailto:Secretary@brooksidevillage.org)

[Treasurer@brooksidevillage.org](mailto:Treasurer@brooksidevillage.org)

[Director@brooksidevillage.org](mailto:Director@brooksidevillage.org)

[Board@brooksidevillage.org](mailto:Board@brooksidevillage.org)

[Maintenance@brooksidevillage.org](mailto:Maintenance@brooksidevillage.org)

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 Itinerary**  
**February 13, 2025**  
**6:00 pm**  
**Via Zoom**

President Cindy Kiesewetter started the meeting at 6:00 pm.

- I. Motion was made by President Cindy Kiesewetter for Approval of January/February Minutes as presented in the newsletter. Second by Secretary Becky Gleason. Motion approved.
  
- II. President Kiesewetter introduced Board Advisor Patrick Kistner who gave the final report on the fire damage repair and reconstruction for Building 21. All subcontractor liens have been acquired, so Building 21 Homeowners are protected from liability. The Board thanks Mr. Kistner for the many hours he has devoted to the successful completion of this project.

President Kiesewetter reminded all Homeowners to be aware of parking policies within the Association.

President Kiesewetter informed the membership that Wellman Lawn Care had terminated their contract with Brookside Village. The Executive Committee presented information regarding the process of obtaining a new lawn care company. Bids were requested and received as follows:

Clean Cut Lawn Service	\$41,990
Ladage Lawn Service	\$40,309
Stolleis Lawn Service	\$63,695
Shutt Lawn Service	\$37,550

President Kiesewetter recused herself from the vote due to personal connections with one of the vendors. After discussion, Secretary Gleason and Treasurer Pohlod voted to accept the bid of Shutt Lawn Service.

J & J Signs have a sign for approval to mark unit numbers on light posts.

The Zoom meeting ran out of time.

Respectfully submitted,  
Patricia Raklovits, Director

# Brookside Village Condominium Assoc

## Treasurer's Report

January - March, 2025

	TOTAL
Income	
300000 Assessments	74,340.00
300800 Misc Income	300.00
303000 Late Fees	206.50
305000 Capital Contributions	50.00
306000 Interest Income	549.33
<b>Total Income</b>	<b>\$75,445.83</b>
<b>GROSS PROFIT</b>	<b>\$75,445.83</b>
Expenses	
400010 Insurance	17,579.46
400020 Legal	-2,433.44
400030 Office Expense	210.86
400040 Financial Management Fees	1,725.00
400050 Utilities - CWLP	508.71
400060 Trash and Recycling	2,310.00
400090 Bank Fees	20.00
400200 UCB Cap. Exp. Interest Payment	5,519.18
401000 Lawn and Landscape Maintenance	4,371.67
401020 Snow Removal	8,600.00
402000 Termite Control	1,575.00
402010 Maintenance & Repairs	1,101.80
Fire Related Expenses	5,114.70
<b>Total Expenses</b>	<b>\$46,202.94</b>
<b>NET OPERATING INCOME</b>	<b>\$29,242.89</b>
<b>NET INCOME</b>	<b>\$29,242.89</b>

### Note

Bank Accounts as of March 31, 2025

Operating Account \$ 13,954.58

Reserve Account \$ 139,208.51

Total Bank Accounts \$ 153,163.09

Accounts Receivable March 2025

1-30 = \$784 31-60 = \$29.50 61-90 = \$288.52

# Brookside Village Condominium Assoc

## Statement of Cash Flows

January - March, 2025

	TOTAL
<b>OPERATING ACTIVITIES</b>	
Net Income	29,242.89
Adjustments to reconcile Net Income to Net Cash provided by operations:	
105000 Accounts Receivable (A/R)	1,205.94
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>1,205.94</b>
<b>Net cash provided by operating activities</b>	<b>\$30,448.83</b>
<b>FINANCING ACTIVITIES</b>	
201000 Note Payable - UCB x5067059	-12,033.16
<b>Net cash provided by financing activities</b>	<b>\$-12,033.16</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$18,415.67</b>
Cash at beginning of period	132,721.86
<b>CASH AT END OF PERIOD</b>	<b>\$151,137.53</b>

