



Brookwillow Village Updates & Important Info

Please view our "Community News" page on the website for more

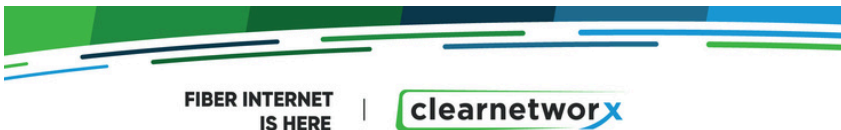
- **Single-Family Homeowner Trash Service Update***

Trash services for single-family homeowners are now included in the monthly HOA dues. Waste Management has delivered the new 96-gallon trash containers to our single-family homeowners. Please be sure to coordinate cancellation of your prior trash service!



As a reminder, the HOA does NOT pay for recycling service, for townhomes nor single-family residences! Any homeowners who would like to recycle must coordinate with Waste Management directly, and arrange to pay any associated costs straight to them. *(Please see the attached flyer for more information on all trash services in Brookwillow Village!)*

- **Clearnetworkx Fiber Network Is Live in Brookwillow**



GOOD NEWS!

FIBER INTERNET

IS LIVE IN YOUR NEIGHBORHOOD

UPCOMING EVENTS:

<<>><<>><<>><<>>

**~Neighborhood
Yard Sale~**

**Saturday & Sunday,
May 3rd - 4th**

Times will vary

**Open to any & all
homeowners or
renters!**

<<>><<>><<>><<>>

- **Neighborhood-Wide Yard Sale**

On Saturday, May 3rd, and Sunday, May 4th, we are inviting all community members to participate in a neighborhood-wide yard sale, generously organized by our kind neighbor, Sami Burk. Please see the attached flier, also courtesy of Sami.

To join this fun event, please gather any items you'd like to sell prior to these dates, and have them ready for either, or both, Saturday and Sunday! Sale times will vary based upon seller preference! We can't wait to bring our community together for this exciting opportunity!



- **Spring Clean-Up - Thank you for your participation!**

On behalf of the entire Brookwillow Village HOA Board of Directors, we would like to dearly thank all who participated in this year's city-organized Spring Clean-Up! We appreciate your contributions in helping keep our neighborhood and town a safe, fun, beautiful place to live! Your efforts are so valuable to the maintenance of our community!

* * *

The Brookwillow Village HOA website provides a continued wealth of information for community updates, events, and other valuable information. Please check back periodically for new updates!

You can find us at: brookwillowvillagehoa.com

***= excerpted from website**

BROOKWILLOW VILLAGE BOARD OF DIRECTORS:

**Eric Anderson -
President**

**Rebecca McKenna -
Secretary**

**Autumn Meadows -
Director**

**Scott Higgins -
Director**

Upcoming Board Meeting Schedule:

**Monday, April 14th,
2025 @ 5:00 PM**

**Monday, May 19th,
2025 @ 5:00 PM**

**Monday, June 16th,
2025 @ 5:00 PM**

- **Introducing our New Board Director!***

Please welcome our newest addition to the Brookwillow Village Homeowners Association Board of Directors, Scott Higgins.

Scott Higgins: Scott and his wife Michelle have lived in the Brookwillow Village since September of 2019. Scott sells Harley-Davidson motorcycles. He once owned a company that sold equipment to BWV. Scott has been maintaining the exercise equipment at the clubhouse.



- **Major Projects - Updates**

Alexia Court's street settling repair contract with Skyline contractors has been finalized. 1,200 square feet of the street surface around the city sewer manholes will be replaced and the road base below the street surface will be recompact. This work will likely be scheduled later this spring and will take approximately two days to complete. Road access during construction will be partially blocked.

Our street maintenance contract with Valley Pavement has also been finalized. Sealcoating of Serenity Lane, Pleasant, Serenity & Theresea Courts, and the parking lots on Brookwillow Loop, Serenity, and Tamera Lanes will take place this spring.

Some detention pond maintenance has recently been performed to remove water and cattails from ponds #1 and #3. This work was performed in advance of the irrigation season and ahead of liner replacements. Project planning and contract negotiations are still taking place.

A contract with A.L. Construction has been finalized. Thirteen of the most badly damaged concrete driveways on Theresea Lane, Serenity Lane, and Brookwillow Loop, will be replaced throughout the spring and summer.



Volunteers Needed!!!

-Architectural Advisory Committee-

The Brookwillow Village Board of Directors is seeking members to volunteer on the Architectural Advisory Committee. The associations recent common elements insurance cancellation and discovery that the covenants conditions and restrictions do not put the responsibility of maintaining townhouses on the association, have raised some important questions. The Architectural Advisory Committee will work to develop architectural control documents to guide future boards in maintaining the quality standards of our buildings, assess the condition of the townhouses and common areas.

Friendly Reminders

- **Assessment Payments**

Assessment payments are due on the first day of each month, and are considered late on the 10th day of each month. The late fee is \$20, and interest is 8%.

Townhouses - \$132.00 monthly

Single family / duplexes - \$104.00 monthly

- **No Parking**

No parking along HOA-owned streets (Serenity Lane, Serenity, Alexia, Pleasant, and Theresa Courts, and Theresa Lane.) The board will now begin issuing fines to repeat offenders. Please follow City of Grand Junction parking guidelines for Brookwillow Loop, Ajay Avenue, and Tammera Lane. City and HOA Parking Guidelines are available on the HOA website. Please avoid blocking neighbor's driveways and parking in front of their unit.

- **Pet Waste**

Pet Waste in Brookwillow Village is an ongoing problem. The cost of managing pet waste continues to climb, **contributing to an increase in HOA dues.** PLEASE pick up after your pet. We have numerous reports of pet waste throughout our community. In addition to dirtying our neighborhood, *unattended to pet waste causes issues for our landscaping and mowing crews. The board will now begin issuing fines to homeowners who do not clean up after their pets.*

- **Trash Containers**

After trash pickup days, please remember to grab your garbage can and move it to a location out of sight. Please do not leave your containers on the street or in front of your house in plain view.



Common Area Landscaping

Community Clubhouse grounds will be mowed on Mondays, by Green Edge Landscaping.

North Townhouse common areas will be mowed on Fridays, by Maple Leaf Landscaping

South Townhouse common areas will be mowed on Fridays, by Maple Leaf Landscaping

Liqui Green Turf and Tree Care will be fertilizing in all areas, five times, throughout the spring, summer and fall beginning April 1st.

Landworks Services will be operating & maintaining the irrigation system.

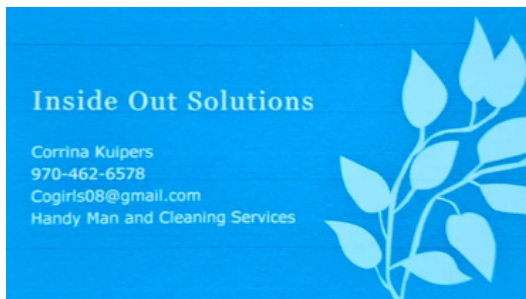
Handy Solutions will be leveling turf around driveways and walkways that have settled over the years throughout the community.

Please report concerns about our landscaping and irrigation system to the Board of Directors.



LOCAL BUSINESS SPOTLIGHT:

The Clubhouse is now being cleaned by Inside Out Solutions. Corrina is an experienced handy woman and cleaning professional. Call her for great service.*



Bookkeeping services for Brookwillow Village are provided by spero Business Solutions.*



Brookwillow Village HOA has hired GreenEdge LawnCare to care for the Clubhouse grounds. GreenEdge will be working to improve the health and appearance of the turf and landscapes.



1st Choice Services has been serving Brookwillow Village for several years repairing roofs, gutters, and siding. Call Stephen at 970-216-7222



**FOR QUESTIONS OR
COMMENTS, PLEASE
CONTACT:**

Eric Anderson-

**Brookwillow Village
Board of Directors: President**

**president@
brookwillowvillagehoa.com**

**FOR MORE, VISIT THE
BROOKWILLOW VILLAGE
WEBSITE AT:**

**[https://brookwillow
villagehoa.com](https://brookwillowvillagehoa.com)**

**HAVE A LOCAL
BUSINESS YOU WANT
IN THE SPOTLIGHT?**

**Scan the code below to add
your business to our new
directory & newsletter
interest list by taking our
brief survey:**



BROOKWILLOW VILLAGE HOA WM SERVICE

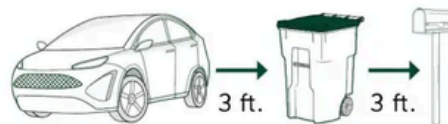


WM of Colorado is proud to be the sole waste collection provider for the Brookwillow Village community. We are dedicated to keeping the community safe, clean and green.

If you are currently using a different service provider, please cancel the service immediately. WM will deliver a 96-gallon trash cart the week of March 27 and begin servicing your home with the rest of the community on THURSDAYS.

COLLECTION REMINDERS

- Place your WM cart at the curb by 7:00 a.m. on THURSDAY. Position cart at least three feet away from any obstacles (trees, cars, mailboxes, other carts) so the automatic arm can safely grab, lift and empty your cart.
- Please be sure to bag and tie your trash and place in the cart with lid closed to avoid wind-blown litter.
- If you would like an additional trash cart for \$6.35 plus energy, please call WM customer service at 800-796-9696.
- Ensure all waste materials fit in the cart with the lid closed. WM cannot collect materials left outside of or on top of carts.
- Keep hazardous waste out of your cart. This includes paint, tires, chemicals, electronics, motor oil, ammunition, pesticides, hot coals, propane tanks or flammable materials.



CONTACT WM

- Contact WM's customer service team at 800-796-9696 with any questions about your WM service. You can also Live Chat with an agent on wm.com (select chat icon on bottom right of screen) during normal business hours.
- Check for weather-related delays and updates at wm.com/us/en/mywm/notifications.

2025

"Buying In Brookwillow"

**Neighborhood-wide
Yard & Garage Sale**



SAT-SUN
**May 3rd &
4th**

**TOOLS
CLOTHING
TOYS
FURNITURE
ETC**

Brookwillow Village