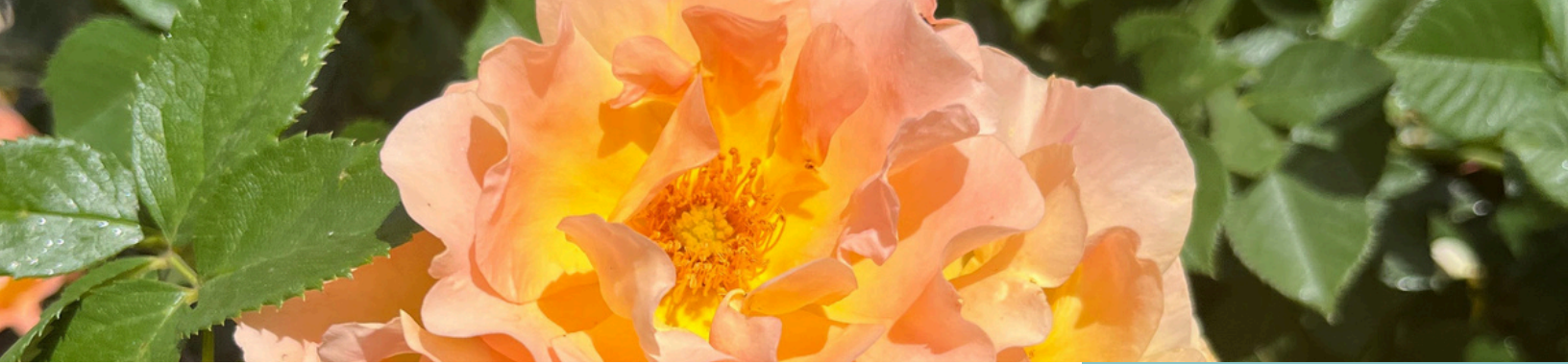


BrookWillow VILLAGE



Brookwillow Village Updates & Important Info

Please view our "Community News" page on the website for more information: www.brookwillowvillagehoa.com



Accessibility Spotlight:

- **Our Clubhouse's *NEW* Accessible Parking Space:**

Brookwillow Village's Community Clubhouse (2472 Orion Way) now has an Accessible Parking Space for our disabled community members! We want to extend a sincere "thank you" to local vendor, Vivax Painting, for their stellar paint job!



Issue Highlights:

- **Accessibility Spotlight:**
 - ★ (pg.1) Our Clubhouse's *NEW* Accessible Parking Space
 - ★ (pg.2) Sidewalk Obstructions: A Call-to-Action from disabled Board Director, Autumn Meadows
- **Our Community Clubhouse:**
 - ★ (pg.3) A Valued and Well-Utilized Community Asset
 - ★ (pg.4) New Parking
 - ★ (pg.4) Outdoor Decor Upgrade: New Flower Pots, Thanks to a Kind Neighbor & Community Vendor
 - ★ (pg.4) Call for Small Business Owners: Rental Space Available
 - (pg.5) Child Supervision Concerns
 - (pg.5) Dog Barking Reports & Reminder
 - (pg.5) Hail Storm Roof Damage
 - (pg.5) *IMPORTANT* Townhouse Insurance Reminder
 - (pg.6) Major Projects: Progress Update

- **Sidewalk Obstructions:**

A Call-to-Action from disabled Board Director, Autumn Meadows

“Brookwillow Village is home to a number of disabled community members. For people like me, sidewalks are not merely a convenience, but rather, a critical gateway for safely exploring our neighborhood and beyond.

Unfortunately, our board has noticed a pattern of various items blocking sidewalks throughout our community, most significantly, bikes and garbage cans, which can greatly hinder the accessibility of our community, making navigation impossible or even dangerous.

This issue not only impacts disabled individuals that reside here, but can also pose a challenge to residents that are injured, taking pets for a walk, pushing a stroller, etc.”

ALL Community Members, Please ensure that:

1. Your garbage cans are placed at the end of your driveway, NOT on the sidewalk!
2. You & your family do NOT leave bikes or other equipment on the sidewalk (please monitor where your kiddos are putting their items)!



Autumn, a director on Brookwillow Village's HOA Board, sits in her powerchair

**Together, we can
create an
accessible
community for
ALL!**

Thank you!

- (pg.6) Mesa County Starting Annual Stormwater System Inspections
- (pg.6) Tree Trimming, Care, & Fertilizing
- (pg.7) Architectural Advisory Committee:
 - ◆ Role, Purpose, and Expected Projects
 - ◆ Meet Our New A.A.C Members, Nicole Heil & John Cappetto
 - (pg.8) Friendly Reminders: Assessment Payments, No Parking!, Pet Waste, and Trash Containers
 - (attached) Clubhouse Business Space:

Our Community Clubhouse:

PSA: If your household does *not* have a **Clubhouse Key Card** and is **interested** in **obtaining** one, please **email Rebecca McKenna**, (BWV HOA Secretary) at, **board@brookwillowvillagehoa.com**, to request one. *A new clubhouse keycard is \$25.

- **A Valued & Well-Utilized Community Asset:**

Brookwillow Village offers residents a phenomenal place to come together, work out, study, enjoy a movie, and more, through our flourishing Community Clubhouse.

Though its amenities are already widely-utilized by our community members, some residents are still unaware of just how valuable our Clubhouse truly is. At times, our HOA has been questioned on if this precious space is worth homeowners' investments, as some perceive it to be used seldomly, and therefore, not worth our dollars and efforts; this couldn't be further from the truth!

Our frequently used Clubhouse features include (but are NOT limited to):

- Special Event Reservations
- Holiday Celebrations
- Full Kitchen (w/ cooking and baking tools available)
- High-Quality Workout Machines & Equipment (including yoga mats and blocks)
- Bathrooms (with showers)
- Mini Library
- Meeting Spaces
- Luxury TV & Spacious Couch (for the ultimate movie nights!)
- Playground
- Gazebo
- Patio & Lounge Chairs

Furthermore, the Clubhouse has become such a community gem that our HOA has received interest in, and is considering, extending memberships to a few of our neighboring communities. We have also begun seeking local, small business owners looking to rent a professional space. Our ultimate goal for the Clubhouse is to be a thriving place promoting the health & well-being of our members, reaching (and surpassing) financial self-sufficiency in the process, which would reduce the financial burden for community members into the **future**.



UPCOMING EVENTS:

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

***See Board Meeting
Schedule*
July 21st, 2025
August 18th, 2025**

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

• **New Parking:**

As of June 2025, our Clubhouse now offers *FREE*, dedicated clubhouse parking, reserved exclusively for Brookwillow Village residents utilizing the Clubhouse's amenities. We are proud to announce this long-awaited upgrade, which (as mentioned in the "Accessibility Spotlight" on pg.2) includes an ADA-compliant parking space for our disabled community members!



**Eric Anderson -
President**

**Rebecca McKenna -
Secretary**

**Autumn Meadows -
Director**

**Scott Higgins -
Director**

• **Outdoor Decor Upgrade:**

New Flower Pots, Thanks to a Kind Neighbor & Community Vendor

We would like to give a big shout-out and thank you to BWV community member, Andrew Kriegshauser, for donating three gorgeous flower pots to our Clubhouse, and local vendor, Inside Out Solutions, for setting us up with lovely flowers, planted and ready for display!

We, your Brookwillow Village HOA Board, have put significant effort towards the beautification of our Community Clubhouse, and it is generous donations like this that allow our Clubhouse to thrive and improve, both inside and out!



We appreciate your support!



• **Call for Small Business Owners: Rental Space Available:**

Our Community Clubhouse (2472 Orion Way), is searching for local, small business owners who are in need of a professional space. Along with the rooms themselves, our Clubhouse vacancies include access to the numerous community benefits of the facility, such as: security monitoring (around the perimeter of the building), high-speed wifi, free private parking, weekly cleaning service, a full service kitchen, entertainment room, gym, bathrooms, outdoor playground, gazebo, and more! We are thrilled to offer this exciting rental opportunity! **For further details, please see the rental terms and licensing agreement attached to this newsletter!**

• **Child Supervision Concerns:**

The HOA has received concerns from various residents regarding kids around the neighborhood running around unsupervised, causing vandalism and nuisances. Reports have detailed incidents including repeated destruction of sprinkler systems, disruption of personal property, attempts to enter locked vehicles parked in driveways, disturbing neighbors by repetitively banging on windows, and other inappropriate behaviors.

Parents, please ensure that your young children are supervised at all times within reason, and are able to fully understand & respect neighborly boundaries before being permitted to roam freely.

• **Dog Barking Reports & Reminder:**

We, your board, have recently received several dog barking complaints. We urge all dog owners who call Brookwillow Village home to please follow the “Barking Plan” laid out in our Community Guidelines (which can be found on our website, brookwillowvillagehoa.com). Please make sure that your furry friend is not barking for extended periods, disturbing surrounding neighbors. Thank you for your compliance!

• **Hail Storm Roof Damage:**

On June 6th, 2025, the Village was hit with a significant hailstorm. Townhouses buildings & the clubhouse included in last year’s HOA wind insurance claim have been re-inspected by HMM roofing. Townhome and single-family homeowners are all encouraged to contact HMM Roofing or 1st Choice Services for a hail damage roofing inspection and a possible claim with your insurance.

- HMM Roofing (970) 753-9609
- 1st Choice Services (970) 216-7222

• ***IMPORTANT* Townhouse Insurance Reminder:**

Any **Townhouse owners** who have not already done so, please make sure to **switch your coverage from an HO6 policy to an HO3 policy, immediately!** This is critical to ensure full coverage for your townhome, as the HOA is no longer responsible for any damages to privately owned residences.



• **Major Projects: Progress Update:**

Your Brookwillow Village HOA Board (alongside our vendors) has been hard at work completing the Major Projects we set for the year, at the beginning of 2025. Thus far, we've accomplished:

- Repaving the sunken street surface on Alexia Court,
- Replacing a dozen badly damaged driveways,
- Seal coating the street surface and parking areas of Serenity Lane & court, and parking areas throughout the community,
- Painting the gazebos on Theresea Lane and in the Ajay quad,
- Sprinkler system upgrades and repairs.

The Board has awarded a contract to American Pioneer to reline our main entry retention pond. Early preparation work on this project will begin in June.

Excavation, relining, and restoration is planned for July and will take approximately one week. Expect ingress and egress from our community, at the main entry on 24 ½ Rd, to be detoured to alternate entrances on Abas Way and Ajay Avenue



• **Mesa County Starting Annual Stormwater System Inspections:**

Mesa County has started conducting annual stormwater system inspections in residential neighborhoods, as of early-mid 2025.

• **Tree Trimming, Care, & Fertilizing:**

Brookwillow Village is home to a number of beautiful trees. Proper maintenance of these trees is critical for their health, longevity, and ability to flourish, as well as the safety, and enjoyment, of our community. The HOA takes pride in ensuring that our trees are well taken care of, with the help of our vendors. Our trees were recently trimmed, and the grounds fertilized. They continue to be given the nourishment and attention they need and deserve. We are abundantly grateful to the landscaping crews that make this possible!



Volunteers Needed!!!
-Architectural Advisory Committee-

Please email Eric Anderson, HOA President, at: president@brookwillowvillagehoa.com, if interested!

- **Architectural Advisory Committee:**

Role, Purpose, and Expected Projects

The Brookwillow Village HOA has recently reestablished our Architectural Advisory Committee - a team whose function was originally laid out in our early bylaws, functions of the AAC have largely been performed by the board of directors.

The primary function of the AAC is to look out for the integrity and consistency of maintenance. This work can be quite expansive, but the most notable areas of influence for the AAC include reviewing modification requests, determining when parking changes are necessary, and enforcing said changes.

As a self-managing HOA Board of Directors, we recognize that this committee is vital to the community, and the future of our organization, and are therefore putting great emphasis on building this committee with committed volunteer community members.

Meet Our New AAC Members, Nicole Heil & John Cappetto

--Nicole and John are also our 2026 Director Nominees--

Nicole Heil

Nicole Heil is a dedicated community advocate and proud resident of Brookwillow Village, where she owns a single-family home on Pleasant Ct. and resides there with her daughter. As a vested member of the community, she is committed to fostering its prosperity.*



John Cappetto

I've been a pastor in Grand Junction since 1987 now I am writing books, teaching, and traveling and broadcasting. My wife, Carla and I are new to the Brookwillow community and we hope to bring some good support and ideas to this wonderful neighborhood.*



*= excerpted from website

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!**

-Please Follow the *Parking Plan*, outlined in our Communications & on our Website, brookwillowvillagehoa.com-

No parking along HOA-owned streets including Serenity Lane, Serenity, Alexia, Pleasant, and Theresa Courts, and Theresa Lane as these are fire lanes. The board will now begin issuing fines and possibly towing vehicles. 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 is now 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. Violations are being issued!

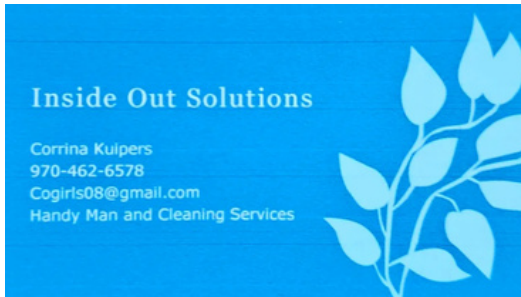


The Brookwillow Village HOA website provides a continued wealth of information for community updates, events, and other valuable information. Please check back periodically for new updates!

You can find us at: brookwillowvillagehoa.com

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:**





CLUBHOUSE BUSINESS SPACE FOR LEASE

ADDRESS

2472 Orion Way, GrandJunction,CO 81505

RENTAL AMOUNT

\$2,000/month (doubleroom) + \$2,000 security deposit

\$1,000/month (single)+\$1,000 security deposit

TERM

12 months

Includes all utilities (internet, natural gas, water, sewer, electricity), security, parking, water, kitchen access, weekly professional cleaning service and more!



LOCATION

Conveniently located near:

- Home Depot - 1 mile
- Mesa Mall - 1.5 miles
- Canyon View Park - 1.5 miles
- City Market - 1.6 miles
- Community Hospital - 1.9 Miles
- St. Mary's Hospital - 2.6 miles
- The Colorado River - 2.9 miles
- Colorado Mesa University - 3.2 miles

CLUBHOUSE AMENITIES

- Exercise Rooms (including workout equipment, machines, and yoga space)
- Meeting Spaces
- Full-Service Kitchen
- Spacious Entertainment Area
- Women's & Men's Bathrooms & Showers
- Communal Activities
- Exterior Gazebo
- Patio Space
- Landscaping

AVAILABLE ROOMS

➤ EASTWING-Double Room:

- 200 sq. ft. x 2 Ideal Entry Reception Space
- Adjoining to a Second Room
- Ideal for Massage Therapy, Chiropractic Care, or Solo Professional Practice



AVAILABLE ROOMS

- EAST WING - Single Room:
 - 200 sq. ft.
 - Idea for Small Business or Professional Sole Practitioners

ADVERTISING OPPORTUNITIES

Brookwillow Village HOA's Quarterly Newsletter

- Sent to 199+ Village Members & Tenants
- Features "Business Spotlight" in Every Issue
- Provides Business Exposure to Our Surrounding Communities (332 Households)

CLUBHOUSE SECURITY INFO

- 7 Interior Cameras
- 2 Exterior Cameras at Each Entrance
- Nightly Security Patrols (Grand Valley Security)

FOR MORE INFORMATION CONTACT

BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION, INC.
2472 Orion Way, Grand Junction, CO 81505

Board@brookwillowvillagehoa.com
<https://brookwillowvillagehoa.com>



