

BROOKWILLOW VILLAGE HOMEOWNERS ASSOCIATION, INC.



2472 Orion Way, Grand Junction, CO 81505
www.brookwillowvillagehoa.com

February 5th, 2026

Dear Brookwillow Village Condominium Homeowner,

The Brookwillow Village HOA Board would like to cordially welcome you to our community's annual meeting coming up on Wednesday February 25th, 2026 at 6 PM. We want you to know that we seek to find win-win solutions to our shared interests regarding the common elements. It is time for a renewed spirit of cooperation among all of us in the greater Brookwillow Village community.

Our general positions are:

1. Condominium members are members of the Brookwillow Village Community.
2. Condominium members and tenants enjoy the parks, dog run, pet waste facilities, and community clubhouse.
3. Condominium members benefit from irrigation water, storage, and pumping for your landscapes.
4. Condominium members share financial and maintenance responsibility for the common elements.
5. Brookwillow Village HOA is the legally titled owner of the land tracts T, U, V and H and the corresponding common elements (carports too).
6. Brookwillow Village HOA has dedicated parking spaces, including ADA parking spaces in front of the community clubhouse on Orion Way for all community members use.
7. Adequate parking for Condominium members & tenants across the remainder of Orion Way and recently on Tract H within the Parsonex Apartment parking lot is available.

As a gesture of goodwill, our 2026 adopted budget includes the following:

1. Funds to construct a long overdue permanent trash containment area with proper access gates, security cameras and possibly cardboard recycling where the existing trash container is now.
2. Funds to pay for and provide trash service to the condominiums under our trash contract with Waste Management. We would also utilize this trash area for clubhouse and landscape waste.
3. Funds to complete seal coating, crack repair & parking striping on Tract V under the carports.
4. Lastly, we will immediately provide keycard access to the community clubhouse for condominium members and or their tenants.

Our adopted 2026 budget does includes direct assessments to condominium owners payable to Brookwillow Village HOA of \$121.92 per month beginning on March 1, 2026. This assessment includes shared general administration, clubhouse, common element expenses and

corresponding reserve fund contributions at a proportion of 1/219th per member.

We are enclosing for your reference a Memorandum of Understanding - Agreement for Assessments that was negotiated and signed by both association board presidents back on January 1, 2019. This document demonstrates that there was an understanding that common element expenses were to be shared. This MOU states on page 2, items #4, 5 & 6 that we do have the right to assess individually for common element expenses according to our Declarations of Covenants, Conditions and Restrictions. This agreement was terminated by Condominium Association manager in 2022.

We did our due diligence examining the 2025 Condominium Association adopted budget, our humble belief is that your association will find substantial budget savings during your 2026 budget planning and adoption in May 2026 with the following budget line item:

1. Trash \$12,550 - elimination
2. BWV Subdivision 3% Irrigation Contribution \$1,225 - elimination
3. Parking Lot \$500 - elimination
4. Insurance \$5,950 – cost reduction estimated at 10% (streets and carports)

These changes will effectively reduce your assessments by \$61.95 per member per month.

Further these changes will afford your community association the ability to utilize limited reserve and special assessment funding solely on what you all own by title, Lots 95 & 96 and the two ten-plex condominium buildings.

Enclosed with this letter please find the 2026 annual meeting agenda, 2026 budget, 2025 financial statements, 2025 meeting minutes, and proxy and director election ballot form. These documents may also be viewed on the HOA website: <https://brookwillowvillagehoa.com/disclosure-packets/>

If you cannot attend the annual meeting, please complete the enclosed proxy and director election ballot form, please return form by Friday, February 20th, 2026 to:

- Mailing Address: Brookwillow Village HOA Board of Directors
2472 Orion Way, Grand Junction, CO 81505
- Email Address: Board@brookwillowvillagehoa.com

Proxy and Director Election Ballot

Two current members of the board are up for reelection in 2026; Rebecca McKenna and I have steadfastly served the community since 2023. We both desire to continue serving Brookwillow Village as directors.

Additionally, two community members have volunteered to join the board in 2026.

Biography: John Cappetto has been a pastor in Grand Junction since 1987. He is writing books, teaching, and traveling and broadcasting. John and his wife, Carla are new to the Brookwillow community and hope to bring some good support and ideas to this wonderful neighborhood. John currently serves Brookwillow Village on the Architectural Advisory Committee.

Biography: Tefvik Demirciftci, PhD, received his MSc degree in hospitality information management from University of Delaware, a PhD in hospitality administration from UNLV and another PhD in tourism management from Istanbul University. In his free time, Demirciftci loves playing and watching basketball and soccer, horoscopes and riding his bike. Tefvik currently serves Brookwillow Village on the Architectural Advisory Committee.

Nicole Heil was nominated and elected to the Board of Directors on October 15th, 2026 following Autumn Meadow's resignation. We are lucky to have someone with Nicole's talent serving the community.

Biography: 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.

- Meeting Date & Time: Wednesday, February 25th, 2026, at 6:00 PM
- Meeting Location: Brookwillow Village Community Clubhouse
2472 Orion Way, Grand Junction, CO 81505

In conclusion, the Board and I hope to see you at the annual meeting on February 25th, 2026. We look forward to having meaningful dialogue, seek understanding, and gain your support on behalf of our great community.

Sincerely,

Eric J Anderson, President
Brookwillow Village Homeowners Association