



Brookwillow Village Updates & Important Info

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

2026 Annual HOA Members Meeting

Our Annual HOA Members Meeting is scheduled for Wednesday, February 25, 2026 at the Clubhouse (2472 Orion Way), from 6pm to 8pm. All are welcome, and we encourage you to attend! This is a great opportunity to have your voice heard, and to stay informed on all our HOA is planning for the upcoming year.

UPDATE: 2026 HOA Planning

The Brookwillow Village HOA Board is preparing for a busy 2026 with key projects including townhouse and clubhouse roof replacements, irrigation and stormwater pond relining, landscaping improvements, and playground and lighting upgrades. The Board continues to manage ongoing legal, insurance, and maintenance responsibilities while balancing costs and service levels for the community. Detailed budget updates and project timelines will be shared throughout the year.

UPDATE: HOA Wins Major Insurance Claim for Townhouses & Clubhouse!

We recently announced that the HOA has won a \$956,000 insurance claim against CAU insurance for damages back in June 2024 from a major wind storm!

13 townhouse buildings on Theresea Lane and the Community Clubhouse we included in this award. This news and other major considerations loomed over the Boards decision making regarding budget development this year.

Returning to exterior maintenance and insuring of the townhouses is a goal the Board is considering, a resolution that clarifies responsibilities moving forward. If adopted, the Association would maintain and insure the exterior surfaces and structural components of townhouse units. The goal is clarity, consistency, and better long-term planning. A full explanation appears inside this newsletter.

2026 HOA Board Director Nominees:

Mr. 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."

Mr. Tevfik 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, Tevfik loves playing and watching basketball and soccer, horoscopes and riding his bike.

Mrs. Rebecca McKenna and her husband own Colorado West Slope Fly Fishing-a guiding and outfitting company. She also runs a freelance marketing and graphic design business. She's owned her townhouse on Ajay Avenue since 2013!

Mr. Eric Anderson is a retired Colorado school district administrator. Civic leadership, project management, administration, and energy efficiency are his areas of expertise. Eric owns a townhouse on Theresea Lane where he has resided since 2012.

Brookwillow Village HOA: 2026 Priorities and Ongoing Work

As we begin the new year, the Brookwillow Village HOA Board is preparing for a busy and important 2026. The Board has been actively developing the 2026 budget and reviewing upcoming projects, insurance coverage, and operational needs to ensure our community continues to be well-managed, safe, and attractive.

Over the past year, the Board has handled a wide range of responsibilities, including legal and accounting reviews, title and easement corrections, insurance claims, policy updates, and ongoing maintenance of community areas. Looking forward, major projects slated for 2026 include roof replacements on the townhouses and clubhouse, relining of our main irrigation/storm water retention pond, landscaping improvements, and upgrades to playgrounds, area security lighting, and street maintenance on Tract V.

These efforts are essential to maintain property values, improve community safety, and reduce long-term maintenance costs. The Board remains committed to managing these projects efficiently while balancing service levels and the financial impact on homeowners. Detailed budget information and updates on projects will be shared with residents as the year progresses.

Future Planning, Budgeting & Assessment Updates

As the Board looks ahead to long-term maintenance needs, including roof replacements and major infrastructure projects such as irrigation system repairs and retention pond improvements, having clearly defined responsibilities and sustainable funding is essential. These efforts help ensure the Association can responsibly maintain shared assets, plan ahead for large expenses, and protect property values over time.

The board diligently considered a one-time special assessment of our membership to meet our shorter term capital needs, ultimately determining that increases in regular assessments for 2026 would be easier for our members to budget over time.

The 2026 assessment increases are mostly driven by the following:

- Townhouse reserve contributions for an anticipated return to exterior maintenance and insurance coverage Townhomes experienced the largest increase because additional funding is required as the Association works to return to an insurance policy that covers townhome building exteriors, consistent with the direction supported by the membership at last year's meeting.
- Common element reserve contributions for capital projects to meet the demands of the community's aging infrastructure.

Clear long-term planning also supports accurate budgeting, appropriate insurance coverage, and informed decision-making when future projects or funding mechanisms are considered. The Board remains committed to communicating openly with homeowners as these plans continue to develop.

2026 Assessment Payments

For 2026 the Board of Directors proposes the following assessments starting March 1st:

- Townhomes: increase from \$132.00 to **\$227.82** per month
 - **NOTE: TOWNHOUSE OWNERS PAY LESS FOR H-06 INSURANCE POLICY PREMIUMS**
- Single-family homes and duplexes: increase from \$104.00 to **\$148.25** per month
 - **NOTE: SECOND YEAR OF DUES INCREASES, ANTICIPATE A DECREASE IN 2027**
- Condominium units: begin paying at **\$121.92** per month
 - **NOTE: FIRST TIME DIRECT ASSESSING, SEE 2019 AGREEMENT FOR ASSESSMENTS**

Additional details regarding long-term planning efforts, budget impacts, and any future assessments will be shared at February's Annual Members Meeting.

Retention Pond Project Update

The HOA recently issued a bid for rehabilitation of the community's main stormwater and irrigation pond, including replacement of the aging liner and site restoration. The Board is continuing to explore options and will share updates as next steps are identified. This project remains important for protecting long-term functionality, safety, and maintenance costs. A full explanation appears on page 4 of this newsletter.

UPCOMING EVENTS:

**Annual HOA Membership Meeting,
Wednesday, February 25,
2026, 6-8pm,
Clubhouse
2472 Orion Way**

**HOA Board Meeting,
Wednesday, February 18, 2026,
5-7pm, Clubhouse**

**HOA Board Meeting,
Wednesday, March 18, 2026,
5-7pm, Clubhouse**

**HOA Board Meeting,
Wednesday, April 15, 2026,
5-7pm, Clubhouse**

BROOKWILLOW VILLAGE BOARD OF DIRECTORS:

Eric Anderson - President

Rebecca McKenna - Secretary

Nicole Heil - Director

Scott Higgins - Director

Volunteers Needed!!!

-Architectural Advisory Committee-

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

Understanding the Proposed Resolution on Exterior Maintenance and Insurance

Over the past several years, Brookwillow Village has faced a series of challenges related to roof damage, insurance coverage, and maintenance responsibilities. Multiple storm events, shifting insurance policies, and unclear language in our governing documents have understandably raised questions among homeowners.

In June 2024, a major windstorm caused damage to multiple buildings throughout the community. While the initial insurance review indicated damages below the deductible, shortly thereafter, the community's master insurance policy was cancelled. With the loss of that policy townhome owners were strongly encouraged to obtain individual HO-3 policies. A recent forensic inspection revealed significantly more extensive wind damage, reopening the Association's insurance claim.

In June 2025, a separate hailstorm caused additional damage, further complicating an already complex situation. With multiple storms, different insurance policies, and varying repair timelines, questions began to surface about responsibility, reimbursement, and how Association insurance funds could be used.

As the Board worked with legal counsel to navigate these issues, one core issue became clear: the Declaration references "Common Elements" and "Improvements," but does not clearly explain how those terms apply differently to townhouse and duplex units. Due to the way the townhouse buildings were constructed and function as shared structures, exterior maintenance and insurance are most effectively managed at the Association level.

A proposed resolution is intended to bring clarity and consistency moving forward. If adopted, it would:

- Confirm that the Association is responsible for maintaining and insuring the exterior surfaces and structural components of townhouse units.
- Clarify that duplex unit owners remain responsible for exterior maintenance and insurance of their own units.
- Align day-to-day practices with the intent of the Declaration and Colorado law.
- Reduce confusion during future insurance claims, repairs, and long-term planning.

This resolution does not change ownership of property, nor does it retroactively alter past insurance claims or repairs. Instead, it provides a clear framework so homeowners and the Board share the same understanding of responsibilities going forward.

Why This Matters:

Why is the Board addressing this now?

- Severe storms exposed gaps in how responsibilities were understood.
- Multiple insurance policies created confusion during repairs.
- Clear rules help protect property values and reduce disputes.
- Long-term planning requires clearly defined responsibilities.
- Clear guidance today helps avoid costly misunderstandings tomorrow.

FAQ's

Q: Does this change who owns my home or roof?

A: No. Ownership does not change. The resolution only clarifies maintenance and insurance responsibilities.

Q: Will the HOA reimburse past repairs or deductibles?

A: No. The resolution is forward-looking and does not apply retroactively to past claims or repairs.

Q: Why are townhouses treated differently than duplexes?

A: Townhouse units share structural components and were built using construction methods that make exterior maintenance and insurance more effectively managed by the Association.

Q: Does this affect insurance claim funds already received?

A: No. This resolution focuses on future clarity, not reallocating past insurance proceeds.

Q: Will this increase dues?

A: The resolution itself does not change dues. However, clearly defining responsibilities helps the Board plan responsibly for future maintenance and insurance needs.

Retention Pond Rehabilitation: Project Update

Earlier last fall, the Brookwillow Village HOA issued a formal request for bids to rehabilitate the community's main irrigation and stormwater retention pond near Orion Way. This pond is a critical piece of community infrastructure, helping manage stormwater runoff, support irrigation needs, and protect surrounding homes and common areas.

The bid outlined a comprehensive rehabilitation project, including removal of the deteriorating PVC liner, installation of a new long-life geomembrane liner, excavation to restore pond depth and capacity, removal of invasive vegetation, and full site restoration. The project is designed to extend the life of the pond, improve safety and appearance, and reduce long-term maintenance costs.

Since issuing the request for bids, the HOA has received proposals from three qualified contractors. After careful review, the Board will select and finalize a contract with a bidder.

The Board remains committed to addressing the pond's condition and will continue overseeing the project to ensure the work is completed responsibly and in the best interest of the community.

Why the Pond Project Matters

- The pond manages stormwater and prevents flooding
- The existing liner is deteriorating and losing effectiveness
- Delayed repairs can lead to higher long-term costs
- Proper rehabilitation improves safety and accessibility
- A functional pond protects nearby landscaping and structures
- This project is about protecting shared infrastructure before small problems become expensive ones.



Why Pond Liners Fail

Pond liners typically fail due to:

- Age and UV exposure
- Ground movement and settling
- Root intrusion from invasive vegetation
- Punctures caused by rocks or debris
- Replacing the liner now helps avoid uncontrolled water loss, erosion, and costly emergency repairs.

New HOA Policies Adopted for Collection & Contact Procedures

The Brookwillow Village HOA Board has formally adopted updated Collection and Phone & Email Registration Policies to comply with Colorado law. Owners and their designated contacts are now required to register their phone numbers and email addresses for official communications. The Collection Policy establishes a clear, step-by-step process for unpaid assessments, including late fees, repayment plans, attorney involvement, and foreclosure procedures if necessary. Homeowners are encouraged to keep contact information current and communicate with the HOA to avoid delinquency actions. Detailed policy documents are available upon request.

FAQ's

Q: Is the pond unsafe right now?

A: The pond remains functional, but the liner's condition requires attention to prevent further deterioration.

Q: How many bids did we receive for the project?

A: Three companies bid on the pond refurbishment. One declined and one is sub-contracting.

Q: Will the project cost increase because of delays?

A: Construction costs generally rise over time, which is why the Board is continuing to pursue solutions rather than postponing indefinitely.

Q: Does this affect HOA dues right now?

A: the 2026 budget proposes to collect enough reserve money for capital projects by regular monthly assessment rather than special assessment.

Q: Can homeowners recommend contractors?

A: Yes. Homeowners with experience or contacts in excavation, stormwater, or geomembrane liner work are encouraged to reach out.

Landscape & Irrigation Services

The Brookwillow Village HOA Board issued Requests for Proposals (RFPs) for landscape maintenance and irrigation system services for the 2026 season as part of its annual effort to ensure quality service, cost transparency, and clear expectations for vendors serving our community. Proposals were solicited from several local companies and are evaluated based on cost, scope of work, experience, and responsiveness. Based on the proposals received, the Board selects vendors for each service area to best meet the community's needs while balancing cost, quality, and long-term sustainability.

What's New for 2026

- Townhouse front yards must be mowed by vendors using push mowers only (no riding mowers), we experience a great deal of sprinkler damage each year due to mowers breaking heads or misaligning them.
- There is a strong emphasis on mechanical weed control (string trimming and manual removal). Chemical weed control is intentionally excluded from this contract and will be handled separately.

Services Included & Not Included

The landscape contract includes routine services such as mowing, edging, seasonal cleanups, shrub trimming, weed removal, park and parking lot maintenance, and fall leaf cleanup. The following services are not included in this RFP and will be managed under separate agreements:

- Lawn fertilization and chemical weed control
- Tree trimming or tree care
- Pest control
- Irrigation system maintenance
- Single-family residences within Brookwillow Village (future option).

Separate Irrigation Maintenance Proposal

In addition to landscape maintenance, the HOA is also requesting separate proposals for irrigation system maintenance, including:

- Sprinkler heads, valves, main and lateral lines
- Controllers and system adjustments
- Irrigation pumps, pump house equipment, and stormwater ponds

Separating these contracts allows the HOA to work with vendors who specialize in each area and helps ensure better oversight and accountability.

Landscape & Irrigation Services Zones

The HOA started issuing a new Request for Proposals (RFP) in 2025 for common-area & limited common area landscape maintenance to potential landscape contractors with the intent of dividing the community into three zones A, B and C that would allow contracts to be awarded by area for better budgeting and competition for value savings..

Service Zones:

- Zone A: Orion Way (clubhouse, common areas, dog park) — ~46,609 sq ft
- Zone B: North Brookwillow Loop / Theresea Lane — ~79,628 sq ft
- Zone C: South Brookwillow Loop / Ajay Avenue — ~72,310 sq ft

Services include spring clean-up, lawn aeration, mowing, edging bush trimming, edging, playground clean up, etc.

Specialty services to be awarded contracts under separate agreements for irrigation system operation & maintenance, spraying services for lawn fertilization & weed control, tree care which all requiring a specific licenses and or skillsets.

For 2026 we made an adjustment to our RFP requesting “alternate” pricing that specifically requirement that our 143 townhouse front lawns be mowed with push mowers rather than riding mowers. This change potentially reduces damage to the more delicate townhouse popup sprinkler heads reducing repair costs and gives us greater accuracy when budgeting.



Zone A



Zone B



Zone C

Brookwillow Condominium Association: Parking & Common Area Cost Sharing Update

Over the past year, the Brookwillow Village HOA Board has been working through long-standing issues related to shared common areas between Brookwillow Village HOA (BVHOA) and the Brookwillow Condominium Community Association (BVCA). These discussions have focused on parking access and fair cost sharing for common area maintenance and long-term capital needs.

Parking License Agreement

The parking areas used by condominium residents are owned and maintained by BVHOA as part of the community's general common elements. Because there is no recorded document or prior agreement granting exclusive parking rights to the condominium association, the Board has offered a Parking License Agreement. This agreement would allow condominium residents continued use of a designated number of parking spaces while clarifying responsibilities for maintenance, repairs, and long-term upkeep.

Clubhouse Parking and Future Use

An additional benefit of the Parking License Agreement is that it formally designates parking spaces for the clubhouse. This clarification is necessary for the HOA to move forward with leasing office space within the clubhouse. Designated parking is a basic requirement for tenants, insurers, and future agreements, and it has been a limiting factor in the past.

By clearly identifying parking allocated to the clubhouse, the Association can responsibly explore leasing opportunities that may generate income, helping offset operating costs and reduce financial pressure on assessments over time.

Common Area Assessments

Under Brookwillow's governing documents, all owners within the subdivision—including condominium owners—are required to contribute to the maintenance and capital reserves of shared amenities such as parking areas, parks, and the clubhouse. Historically, these costs were not consistently assessed, if at all.

Beginning with the 2026 budget year, the Board has adopted a budget that directly assesses to condominium unit owners to cover their proportionate share of common area expenses and future capital needs. This approach aligns with the Declarations of Covenants, Conditions and Restrictions as well as a 2019 Agreement for Assessments Memorandum of Understanding signed by both HOA board presidents. This action will help ensure that maintenance costs are distributed fairly across the entire Brookwillow Village community.

What This Means Going Forward

Condominium owners will be included in common area cost sharing on a forward-looking basis. Assessments will support routine maintenance as well as long-term reserve planning. The Board is working to improve transparency, accuracy, and financial sustainability for the entire Brookwillow community.

The Board recognizes that these changes represent a shift from past practice, but they are necessary to address deferred maintenance, aging infrastructure, and rising costs while protecting property values for all owners. Additional details will be shared as the 2026 annual meeting.

Q: Why is the HOA creating a Parking License Agreement with the Condominium Association?

A: The parking areas used by condominium residents are owned and maintained by the Brookwillow Village HOA as part of the community's common elements. The Parking License Agreement formally documents parking use so expectations are clear and long-term maintenance responsibilities are properly addressed.

Q: Does this change where condominium residents can park?

A: Only eleven parking spaces in front of the Clubhouse are designated for Clubhouse use. Nine spots formerly used by the members of the Condominium Association have been created on Tract H nearby. The agreement clarifies use of existing parking while ensuring it is maintained and managed fairly for the entire community.

Q: Why is parking connected to the clubhouse?

A: In order to responsibly lease office space within the clubhouse, the HOA must have designated parking assigned to the clubhouse. This is a requirement for tenants, insurers, and future lease agreements. The Parking License Agreement allows the HOA to clearly define that parking.

Q: How does this benefit the community?

A: Designated clubhouse parking allows the HOA to explore leasing opportunities that could generate income. This additional revenue can help offset operating costs and reduce pressure on future assessments for all owners.

Friendly Reminders

- **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 Theresea Courts, and Theresea Lane as these are fire lanes. The board will issue fines and tow 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 YOUR DOG'S WASTE.** We have numerous reports of pet waste throughout our community. In addition to dirtying our neighborhood, *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**

Waste Management trash service for all single family homes and townhouses in Brookwillow Village is included with your HOA dues. New tenants and homeowners DO NOT need to establish new trash service. Remember after trash pickup on Thursday morning, please 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

FAQ's Continued

Q: What is changing financially for condominium owners?

A: Beginning in 2026, condominium owners contribute their proportionate share of common area maintenance and capital costs, consistent with the BVHOA governing documents. These funds support shared infrastructure such as parking areas, parks, and the clubhouse.

Q: Why is this happening now?

A: As the community ages, clear agreements and equitable cost-sharing are necessary to maintain infrastructure, plan for capital needs, and ensure long-term financial stability for Brookwillow Village.

FOR QUESTIONS OR COMMENTS, PLEASE CONTACT:

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

<https://brookwillowvillagehoa.com>