



Filing 1 Roof Replacement Project Complete

Brookwillow Village has reached an important milestone! All roof replacement work on Filing 1 Townhome Buildings 1-12 and the Community Clubhouse was completed as of July 7, 2026.

The completion of this project marks the end of a lengthy process that began following the June 2024 windstorm. After the Association's initial insurance claim was unsuccessful, the HOA continued pursuing the claim and ultimately secured the funding necessary to complete full roof replacements throughout Filing 1 rather than simply making repairs. The result is one of the most significant capital improvement projects undertaken in Brookwillow Village in recent years.

All Filing 1 townhomes now have new 50-year-rated, impact-resistant roofing materials designed to provide improved protection against hail and severe weather while increasing long-term durability. The project also included the temporary removal and reconnection of rooftop HVAC equipment so that roofing and mechanical work could be properly completed. The Board extends a special thank you to the roofing and HVAC crews whose coordination helped keep this complex project moving efficiently.

Beyond the immediate benefit of new roofs, this investment strengthens Brookwillow Village's overall infrastructure and represents an important step in the Association's efforts to improve the community's long-term insurability. Maintaining and upgrading major building components demonstrates that Brookwillow Village is actively addressing its infrastructure needs and protecting the community's assets.

The Board would also like to thank the homeowners, tenants, and residents of Filing 1 for their patience and cooperation throughout construction. Roofing twelve buildings and the clubhouse required temporary parking changes, dumpsters, equipment, noise, HVAC interruptions, and plenty of activity throughout the neighborhood. Your flexibility helped make the project possible.

Completing this project represents more than replacing roofs—it reflects a substantial investment in protecting our homes, preserving property values, and positioning Brookwillow Village for a stronger future.



Insurance Update: Brookwillow Village Preparing to Return to the Market

Brookwillow Village has reached an important milestone in its effort to restore comprehensive Association insurance coverage. With the 2024 windstorm claim now closed and the Filing 1 roof replacement project complete, the Association can begin actively working with insurance brokers to approach the market for new coverage.

The coverage being explored is intended to address the buildings and property for which the Association has an insurable interest and responsibility, including townhome exteriors and other applicable Association structures and common property. Single-family homes and duplexes will continue to be individually insured by their owners and are not being included in the Association's proposed building coverage.

This represents significant progress from where the community stood following the cancellation of its previous master policy. Over the past two years, the Board has worked through the windstorm claim, completed full roof replacements on all 12 Filing 1 townhome buildings and the clubhouse, strengthened Association finances and reserves, and worked to better define the maintenance and insurance responsibilities of the Association and individual homeowners.

The Board has already begun working with insurance professionals to develop a strategy for approaching potential carriers. Preliminary conversations with the insurance market have been encouraging, with at least one admitted carrier expressing interest in considering Brookwillow Village for coverage. There is still considerable work ahead, however, and initial interest does not guarantee that coverage will ultimately be offered or that the terms and cost will be acceptable to the Association.

QUICK UPDATES

New Parking on Abas Drive

The City approved additional street parking on the south side of Abas Drive between 24 1/2 Road and Theresea Lane, providing another option for residents and guests.

Clubhouse Access

Already have a working clubhouse card? Please register it in the new access system. Email your name, property address, and the first set of numbers printed on your card to nicole@brookwillowvillagehoa.com.

Fall Dates

Oct. 10, 2 PM - Community Walkabout
Oct. 13-15 - Irrigation winterization
Nov. 13 - City leaf removal

Assessment Snapshot

\$41,300.55 in outstanding homeowner assessments was reported as of September 7. Keeping accounts current supports daily operations, reserves, and major infrastructure work.

PLEASE SHARE

Homeowners and property managers: please share this newsletter and the Community Guidelines with tenants, especially new condominium residents.

An important part of this process is presenting insurers with a complete picture of Brookwillow Village today. Our brokers are gathering information about the buildings and other structures for which the Association has an insurable interest, documentation and photographs of the completed roofing project, closed claims information, and the Association's historical loss record. These materials will help demonstrate the substantial improvements that have been made and the steps the Association is taking to maintain community infrastructure and manage future risk.

The Board is also continuing to work with legal counsel and insurance professionals to refine the resolution defining the Association's future maintenance and insurance responsibilities. An earlier version required additional clarification, particularly regarding components that will remain the homeowner's responsibility, such as windows, doors, garage doors, HVAC equipment, and other owner-maintained items. The goal is to clearly distinguish what the HOA will maintain, what it will insure, and what individual homeowners will remain responsible for maintaining and insuring.

Cost will also be an important consideration. The Association has been building reserves in preparation for taking on this responsibility, and the Board will carefully evaluate available coverage, deductibles, exclusions, premiums, and the financial impact on homeowners before making a final decision.

Restoring appropriate Association insurance coverage has been a long-term goal rather than a quick fix. Completing the roof replacement project and closing the associated insurance claim were critical steps that needed to occur before Brookwillow Village could meaningfully return to the insurance market. We are now at that point.

The Board will continue to keep homeowners informed as the insurance process moves forward. Our goal is to secure appropriate and financially sustainable coverage, clearly define the responsibilities of the Association and individual property owners, and better protect Brookwillow Village and its shared community assets for the future.

New Parking Approved Along Abas Drive

The Brookwillow Village HOA has received some welcome news regarding parking near Theresa Lane. After working with the City of Grand Junction to address ongoing parking congestion in this area, the City has approved additional street parking along Abas Drive between 24½ Road and Theresa Lane.



Parking is now permitted on the south side of Abas Drive within the newly designated area. The additional parking provides another option for residents and guests and should help relieve some of the parking pressure experienced by households along Theresa Lane.

The City has also indicated that additional parking options east of Theresa Lane may be reconsidered in the future when the remaining portion of Abas Drive is widened.

The Board appreciates the City of Grand Junction Transportation Division for working with Brookwillow Village to identify a practical solution. Parking has long been a challenge in portions of the community, and gaining additional legal street parking is a positive step toward making the best use of the space available to our residents.

Residents using the new parking area should continue to observe all posted signs and parking restrictions.

Clubhouse Access System Gets a Much-Needed Upgrade

Brookwillow Village's clubhouse access system has officially entered the modern age! The previous key card system served the community for many years, but the database used to create and manage key cards recently failed. The technology had become so outdated that no local companies were able to service or repair the system, making replacement necessary.

After contacting several security companies and reviewing the available options, the Board selected Superior Alarm to install a new access control system. Installation was completed September 7, and Board members received training on September 9.

If you already have a clubhouse key card, we strongly encourage you to register it with the new system now. Your current card can be added to the new system, so there is no need to replace a working card. Registering ensures that your clubhouse access is established in the new system and helps the HOA complete the transition away from the outdated system.

Registration is easy: simply email your name, property address, and the first set of numbers printed on your existing key card to nicole@brookwillowvillagehoa.com. The HOA will take care of the rest.

Residents who do not currently have a clubhouse access card may request one new key fob per Brookwillow Village household at no charge by emailing the same information. Replacement key fobs are \$25 each.

The upgraded system provides improved security and flexibility and makes it much easier for the Association to issue, manage, and deactivate access credentials when necessary.

The Board appreciates everyone's patience during the transition. If you haven't registered your existing card yet, please take a moment to do so. Getting everyone moved into the new system will help us maintain reliable, secure clubhouse access for the community going forward.

Getting Ready for Fall? Consider Coppersmith for HVAC Service

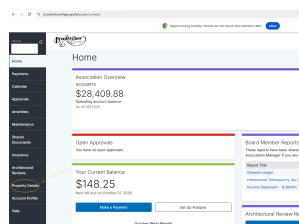
As temperatures begin to cool, fall is a great time to have your home's HVAC system serviced and make sure everything is ready for the changing season.

During Brookwillow Village's major roof replacement project this summer, Coppersmith Plumbing & Heating worked extensively throughout the community to disconnect and reconnect rooftop HVAC units as roofing work progressed. The Board was very pleased with the quality of their work, reliability, and professionalism throughout a complicated project involving multiple buildings and homeowners.

Based on that positive experience, the HOA is happy to recommend Coppersmith to residents looking for fall HVAC maintenance or service. Their familiarity with many of the rooftop units in Brookwillow Village may also be helpful when diagnosing or servicing equipment following this summer's roofing work.

Regular seasonal maintenance can help identify potential problems before winter arrives and keep heating and cooling equipment operating efficiently. If an HVAC checkup is on your fall to-do list, we encourage residents to consider supporting a local contractor that served our community well during one of Brookwillow Village's largest projects.

Annual Homeowner Insurance Verification Requested



The Brookwillow Village HOA Board is requesting updated proof of insurance from all homeowners as part of the Association's ongoing risk management and insurance compliance efforts.

Board Policy Section 2(d) states: "To better assess any risk to the Association, Owners should submit

proof of any insurance coverage that relates to their Unit to the Association. Owners should submit proof of insurance each year by May 1, or as soon as practical following a change in coverage."

Maintaining current insurance information helps the Association better understand community-wide risk exposure, supports insurance planning efforts, and ensures accurate records are available when needed.

The preferred way to submit your insurance information is directly through your AppFolio homeowner web portal. Uploading your documents to AppFolio places them directly with your property records and helps the Association maintain accurate and organized documentation.

Homeowners and property management companies are encouraged to upload current proof of insurance through the AppFolio web portal whenever possible. If you previously experienced difficulty uploading insurance documents, that issue has been resolved.

If you are unable to upload your documents through AppFolio, you may email them to president@brookwillowvillagehoa.com, place a printed copy in the clubhouse drop box, or mail a copy to:

Brookwillow Village HOA
2472 Orion Way
Grand Junction, CO 81505

Many homeowners have simply emailed their insurance documents to the HOA in the past, requiring Board members to upload the documents on their behalf. While we are happy to assist when needed, submitting your insurance directly through AppFolio is the quickest and most efficient method and helps reduce administrative work for the Association.

The Board asks all homeowners to make annual insurance verification part of their regular HOA housekeeping and to upload updated documentation whenever their coverage changes. Thank you for helping us maintain accurate records and protect the long-term interests of Brookwillow Village.

The Community Impact of Unpaid Assessments

Brookwillow Village's 2026 budget was developed to address both the day-to-day costs of operating our community and significant long-term infrastructure needs. The updated assessments adopted earlier this year were designed to provide the Association with the resources necessary to maintain the property, build reserves, and begin addressing projects that have been deferred for many years.

As of September 7, Brookwillow Village has \$41,300.55 in outstanding homeowner assessments. Of that amount, \$16,695.78 is less than 30 days past due, while \$24,604.77 has been outstanding for more than 30 days.

That \$41,300 shortfall has a real impact on the Association's ability to carry out the budget adopted for the year. Assessments fund everyday expenses such as utilities, landscaping, irrigation, insurance, clubhouse operations, maintenance, and administration. Just as importantly, a portion of the Association's revenue must be set aside to build reserves and prepare for larger infrastructure needs.

When assessments are not received as budgeted, the Association must still pay its ongoing expenses. The difference often comes from money that otherwise could have been saved for future projects. Over time, this makes it more difficult to build adequate reserves, complete planned improvements, respond to unexpected repairs, and address major infrastructure needs without relying on future assessment increases or other funding solutions.

The Board recognizes that homeowners can experience financial challenges and that circumstances differ from household to household. The purpose of sharing these numbers is not to single out individual homeowners, but to provide greater transparency about how assessment collections affect the financial health of the entire community.

Brookwillow Village has significant work ahead, and the 2026 budget was designed to begin putting the Association on stronger financial footing while addressing long-standing needs. Every assessment payment plays a part in that effort. Keeping accounts current helps ensure that the financial responsibility for maintaining and improving our shared community is distributed fairly and that Brookwillow Village can continue making progress toward its long-term goals.

\$41,300.55 OUTSTANDING

As of September 7: \$16,695.78 was less than 30 days past due and \$24,604.77 had been outstanding more than 30 days.

Condominium Area Improvements Continue

The Brookwillow Village HOA continues to invest in improvements throughout the condominium area as part of its commitment to maintaining shared infrastructure, improving safety, and enhancing the appearance and functionality of the community.

A significant improvement was completed this summer on Orion Way and the Tract V condominium parking and carport areas. Valley Pavement Maintenance completed asphalt maintenance that included sealcoating, extensive crack repair, and repainting the existing parking striping and unit designations. This preventative maintenance will help extend the useful life of the pavement while providing a cleaner, more organized appearance throughout the parking area.

As part of this work, the Association also reviewed the existing parking layout and numbering system to better understand how individual spaces have historically been designated. The current system generally identifies spaces by building address and individual unit number, with condominium parking distributed between the carport areas and additional designated spaces. This review will help the Board respond more consistently to parking questions and concerns going forward.

The Association has also placed a new 8-yard trash container on Orion Way, which has been regularly serviced and is now serving the condominium area. The permanent trash containment enclosure included in the 2026 budget remains an important next step. Plans include permanent access gates, security cameras, and site improvements designed to create a cleaner, more secure, and more attractive waste management area while discouraging unauthorized dumping. The Board is also exploring the possibility of adding cardboard recycling.

Together, the pavement maintenance, parking review, improved trash service, and planned enclosure represent continued investment in an area of Brookwillow Village that has important infrastructure needs. Maintaining these shared assets today helps extend their useful life, improves the day-to-day experience for residents, and reduces the likelihood of more costly repairs in the future.

The Board will continue to communicate future improvements and any changes affecting parking or shared services as they are implemented.

Retention Pond Rehabilitation Project Update

Planning continues for the rehabilitation of Brookwillow Village's irrigation retention pond, an important project for the long-term reliability of the community's irrigation infrastructure.

Earlier this year, the Board reviewed several estimates for the project, with American Pioneer submitting the lowest bid. Because the project cost exceeded the Association's available reserve funds, the Board chose not to move forward immediately or pursue a large special assessment. Instead, the project was tentatively scheduled for late 2026, following the irrigation season, allowing the Association additional time to build reserves through regular monthly assessments.

As anticipated, the original American Pioneer bid has now expired. Before moving forward, the Board will obtain updated and competitive bids based on the current project scope. Unfortunately, construction, labor, and material costs continue to increase, and the Board expects that updated proposals may be higher than the estimates received earlier this year. The final project cost will not be known until the new bidding process is complete.

The Board continues to view rehabilitation of the pond as an important infrastructure priority. The pond plays a critical role in Brookwillow Village's irrigation system, and addressing its condition is part of the

Association's broader effort to move from reactive repairs toward planned, long-term maintenance of community assets.

The timing of the project will ultimately depend on updated bids, available reserve funding, and the Association's financial position. Delinquent assessments can also affect the pace at which reserves are accumulated and, consequently, the Association's ability to move forward with major projects as planned.

The Board will provide another update once new bids have been received and a clearer project cost and construction timeline can be established. Our goal remains to complete this necessary work in a financially responsible manner while minimizing the need for unexpected costs to homeowners.

WHY THE POND MATTERS

The pond supports irrigation and stormwater management. Updated competitive bids will be needed because the earlier low bid has expired and project costs are expected to increase.

Irrigation Winterization Scheduled for October

With colder weather approaching, Brookwillow Village will begin winterizing the community irrigation system in October. Maple Leaf Landscaping is scheduled to perform sprinkler blowouts October 13-15, 2026, as part of the Association's seasonal irrigation shutdown.

As usual, single-family homeowners are responsible for winterizing their own individual irrigation systems. Because Maple Leaf will already be working throughout Brookwillow Village during this time, the HOA encourages single-family homeowners who still need to schedule a sprinkler blowout to consider coordinating their service with Maple Leaf.

Maple Leaf is offering Brookwillow Village single-family homeowners a \$53 sprinkler blowout. Ideally, homeowners should schedule their service for October 13-15 while crews are already working in the community. Single-family homeowners can schedule with Maple Leaf Landscaping by calling (970) 234-9691.

Proper winterization helps protect irrigation lines, valves, and other components from freeze damage during the winter months. Single-family homeowners are encouraged to schedule early to ensure their systems are protected before freezing temperatures arrive.

Fall Leaf Cleanup - November 13

Fall cleanup is just around the corner! The City of Grand Junction's Leaf Removal Program is scheduled to collect leaves in the Brookwillow Village area on November 13, 2026.

Maple Leaf Landscaping will handle fall leaf removal for the Brookwillow Village townhomes, so this announcement primarily applies to our single-family homeowners.

Single-family homeowners are responsible for their own fall leaf cleanup. To take advantage of the City's leaf removal program, homeowners should rake and place their leaves near Brookwillow Loop in accordance with the City's leaf collection guidelines. Please try to time your cleanup as closely as possible to the November 13 collection date so leaves are not sitting along the roadway for an extended period. Single-family homeowners who would like assistance with fall cleanup may also contact Handy Solutions at (970) 712-8395 or Owen Home Services at (970) 778-8551, both of which are available for this type of work.

For information about proper leaf placement and the City's collection program, visit the City of Grand Junction Leaf Removal Program.

Thank you for helping keep Brookwillow Village clean and tidy this fall!

Playground and Sandbox Maintenance

Keeping Brookwillow Village's playground areas clean, safe, and enjoyable for families is an important part of the Association's ongoing landscape and common-area maintenance.

Playground and sandbox maintenance is included in the HOA's contract with Maple Leaf Landscaping. In August, the Board specifically asked Maple Leaf to give additional attention to the community's playground sand areas, including a thorough raking of the sand to help keep these spaces clean and sanitary. Particular attention was requested for the playground at Theresea Park.

This work will continue as part of the Association's regular maintenance program. Residents who notice maintenance or safety concerns at one of our parks or playgrounds are encouraged to let the Board know so they can be addressed promptly.

Our parks and playgrounds are important shared amenities, and regular attention to these areas helps keep them welcoming and enjoyable for Brookwillow Village families.

Reminder: Orion Way Dumpster Is for Residential Use Only

The HOA recently observed a significant amount of what appeared to be commercial food-service waste placed in the 8-yard trash container on Orion Way. This is a good opportunity to remind everyone that the container is provided for Brookwillow Village community residential trash only.

The dumpster serves our condominium residents, clubhouse, and HOA landscape maintenance operations. It is not intended for commercial or business waste, construction debris, or trash generated outside of the community.

Unauthorized dumping can fill the container quickly, create sanitation and odor concerns, and potentially increase disposal costs for the Association. We ask homeowners, tenants, and property managers to help ensure the dumpster is used only for its intended purpose.

Thank you for helping us keep this shared service clean, available, and affordable for Brookwillow Village residents.

Friendly Reminders

PARKING

Please Follow the Parking Plan on our website at: 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!

Stay Connected: Update Your Contact Information

Under Colorado HB25-1043, HOAs are required to maintain up-to-date contact information for all homeowners to ensure proper

communication about assessments, notices, and any potential foreclosure actions. During the February 2026 annual meeting, community members were asked to verify and update their contact information. If you haven't already done so, please email your current email address, phone number, cellular number for texts, and your physical/mailling address to the HOA Board at: board@brookwillowvillagehoa.com. Keeping your contact information current ensures you receive important notices in a timely manner and helps the HOA comply with state law.

Please Keep Everyone Informed-Please Share the Newsletter

Brookwillow Village is home to both homeowners and tenants, and we want to make sure everyone who lives in our community has access to important updates and information.

We ask homeowners and property management companies to please share the Brookwillow Village newsletter and Community Guidelines with your tenants, including whenever a new tenant moves into the community. This is especially important for our condominium properties, where the HOA may not always have direct contact information for individual residents.

Our newsletters include updates about parking, trash service, clubhouse access, community projects, maintenance, events, and other information that affects daily life at Brookwillow Village. Sharing these communications helps new and existing tenants understand community expectations, take advantage of available amenities, and stay informed about what's happening in their neighborhood.

Thank you for helping us keep the entire Brookwillow Village community connected and informed!

Get Involved: Join the Architectural Advisory Committee

Have ideas for Brookwillow Village or an interest in landscaping and community improvements? The Architectural Advisory Committee (AAC) is a great way to get involved and help shape the future of our neighborhood.

The Board welcomes community members who would like to contribute ideas, participate in community walkabouts, provide input on landscaping and property improvements, and help identify opportunities to enhance Brookwillow Village. You don't need professional landscaping or architectural experience—just an interest in our community and a willingness to participate.

Join Us for the October Community Walkabout!

Friday, October 10 at 2:00 PM

Meet at the Brookwillow Village Clubhouse

All Brookwillow Village community members are invited—you do not need to be a member of the AAC to participate, and there is no need to sign up in advance. Just meet us at the clubhouse!

We'll spend about an hour walking the community together, looking at landscaping and common areas, identifying things that may need attention, and sharing ideas for future improvements. It's an easy way to get involved, meet some of your neighbors, and have a voice in how our community looks and develops.

If you enjoy the walkabout and would like to become more involved, consider joining the AAC. Serving on the committee is also a great way to learn more about how the Association operates and gain experience if you might be interested in serving on the HOA Board of Directors in the future.

For questions or to learn more about the AAC, contact Eric Anderson at president@brookwillowvillagehoa.com.

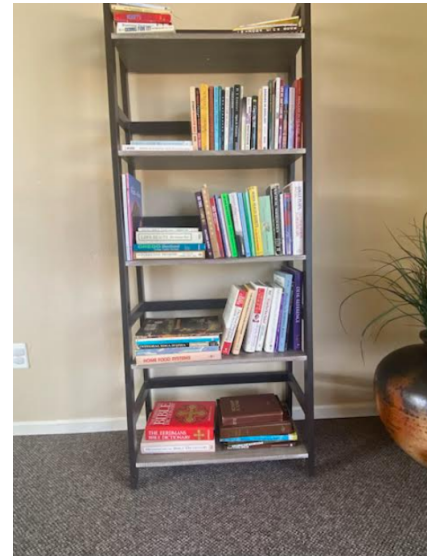
Our Clubhouse Library Is Growing!

A special thank you to a Brookwillow Village community member who recently donated a wonderful collection of books to our clubhouse library! The donation has filled our bookshelf with new reading options for neighbors to enjoy.

The clubhouse library is a shared community resource, and we'd love to see it continue to grow. Residents are welcome to take a book, enjoy it, return it when you're finished, or contribute books of your own.

If you have gently used books you'd like to share with your neighbors, simply drop them off on the bookshelf inside the clubhouse.

Thank you to our generous neighbor for the recent donation and to everyone who helps make the clubhouse a welcoming space for our community!



THANK YOU, NEIGHBORS!

Thank you to everyone who volunteers, attends meetings, reports maintenance concerns, shares information with tenants, and helps care for Brookwillow Village.