

The Villager

Volume 1, Issue 26

Village Brooke Condominium Association, Inc.

July 2024

PRESIDENT'S CORNER

By: Jim Belle – VBCA President

Friends and neighbors of Village Brooke,

Happy Fourth of July!!

Today I want to point out some important items of concern.

1. Last month's rainstorm caused significant damage to the rear area parking lot. The area adjacent to the drainage ditch was washed away and the edge of the pavement became compromised. We have been able to retain a contractor to restore the area that was damaged.
2. The gas grills have become a serious expense. So far in the last 2 years we have had to replace them at least once or twice to the tune of several hundred dollars each time. The board is considering removing them and going back to the charcoal grills. This is a sensitive topic.
3. Please adhere to the one-hour rule at the grills. There is no need to preheat a gas grill and waste gas. Turn on the burner, cook your food, turn off the burner, clean up the grill.
4. This month we have incurred significant legal costs that put us over our legal budget. These costs were related to collection of delinquent HOA fees and enforcement of rules regarding individual owners. When the rules are not followed, the HOA incurs attorney fees.
5. The pools are supposed to be peaceful areas for relaxation. Instead, they are being used for boisterous play and disruption of the peace. There are several children on our campus, but even they must follow the rules as posted at the pools. Jumping and diving into the water, large inflatable pool toys, loud singing, etc., are not allowed. Please respect one another.

I may not live at VB full time, but I am very aware of what goes on there and the board of directors along with the office and maintenance staff work hard to solve problems.

Thanks for listening,

Your President,
Jim Belle



POOL/CLUBHOUSE HOURS

8:30 AM to 9:00 PM

GRILL HOURS

9:00 AM to 9:00 PM

BOARD OF DIRECTORS

President: Jim Belle
 V. President: Ann Frescura
 Treasurer: Diane Namish
 Secretary: Teresa McCormack
 Director: Doug Sharkey
 Director: Donna Kulesa
 Director: Della McConkey
 Manager: Stacey Katz



CONTACT US



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OFFICE HOURS

🏠 Monday-Friday
 10AM – 2PM

MANAGER'S CORNER

By: Stacey Katz

I hope this newsletter finds you well and enjoying your summer here at Village Brooke. I want to give some important updates for the month of July:

- Palm Tree Trimming will commence beginning the week of July 29th. Workers and equipment will be on the property, and we may ask you to move your vehicles to access certain areas. We ask for your patience and understanding during this time.
- The Association has been working to resolve the financial issues we had with our previous management company, by auditing owners accounts over the past several months. We extended a grace period to those who needed to catch up and/or submit proof of payments, but we will now resume assessing late fees starting on July 1st. Please ensure your payments are made on time to avoid any penalties. You may sign up via ACH, in the office or the payment portal at VBCA.cincwebaxis.com. If you have any questions, please call or drop by the office.

Wishing everyone a fun and safe July 4th!



SUNDAYS 10-11 AM

Everyone is welcome to come to the clubhouse for a Christian worship service that will be streamed on the TV from Emmanuel Church in Indiana.

Come and be Blessed!



No Board Meeting in July.