

Brewer Farms Condominium Association

Newsletter
Sumer 2026

It has been a quiet year apart from the weather. We have no bad news, so enjoy some community updates and the Calhoun County Fair here in Marshall.

2026 Major Projects

Roofs are our largest capital outlay as an Association. We are getting 30-year shingles at a good value. We will be replacing 2-3 roofs per year unless a surge of buy-in fees funds more. The buildings were built gradually over several years, so our roofs are not wearing out all at once. We have been replacing them in the order they were built, which is the order they are showing the most wear and will continue unless the assessments find significant damage that shuffles the order or puts a garage ahead of a main building. Last year, we replaced the roofs on Buildings A and B. September 14-23, 2026, we will replace the roofs on **Buildings C and D and garages O3, O4, P1, and P2.**

When it is your building's turn, make sure to take down fragile hanging items. The walls can shake.

Leaks and emergency repairs are handled separately through maintenance requests. Those fixes happen *right now*, not on an annual cycle.

The other major project will be repainting garages in August 2026. That has probably started by the time you are reading this. Painting is not just cosmetic but also protects the walls. Layers of paint keep out the elements and give us warning time before external wear and damage can affect the structure. The buy-in fees are covering this capital expense, while our dues cover the roofs.

This year's painting will cover most of the south side of the Association: **Garages A1, C2, C3, D1, F2, G1, G2, H1, H2, I1, I2, J1, and J2.**

We also renewed the lawn and snow contracts with New Horizon, with some notes about details to add like better snow removal on and around the dumpsters.

Winterizing and Snowbirds

Last winter was the worst winter in decades. We all received an email from Parkview on January 23, 2026, with tips on preventing frozen pipes. Here are tips looking ahead to this winter:

- Know where your main water shut-off valve is. That can vary by building and even unit due to plumbing work over the years.
- If you will be away for the winter, please make sure your unit is ready. Shut off water and make sure you have someone local with keys who can check on your unit after a blizzard.

You will not be happy if something cracks in December and you don't find out until Memorial Day.

- Do not turn off heat entirely, even if you will be away. Instead, set your thermostat low. Seal drafts around windows, doors, and anywhere pipes enter your unit.
- Open cabinet doors under sinks to let air reach pipes. Insulate exposed pipes, especially in your utility closet or along exterior walls.
- On especially cold nights, consider letting faucets drip *slightly* overnight to keep water moving through the pipes.
- If you think a pipe has frozen (little or no water flow), keep the faucet open slightly and apply gentle heat (hair dryer: good; open flame: never). If you see a leak or cannot locate the freeze, call a plumber.

Reminders for Better Living

If you are having any trouble with lost packages, you can use the "Address 2" line when making an order. You can list your building, floor, or if you are on the rear of the building. This is especially helpful for delivery services where it may be the driver's first time in Marshall; USPS has consistent mail carriers, but Amazon and Doordash do not.

You can park whatever you want in your garage, but the Bylaws restrict us from parking trailers, commercial vehicles, or non-operable vehicles in the parking spots. "Non-operable" includes anything you could not physically or legally drive on the road, including expired or missing license plates. If you have a temporary need such as "we will have a U-Haul for a few days while moving in/out" or "they can't get us into the shop until next week," please email admin@parkviewhills.net. A week is temporary. A month is not. The Bylaws allow us to tow trailers and non-operable vehicles, but by law signs need to be posted about towing; that posting process has started.

Our monthly dues are \$290. If you are not automatically paying the full amount, please make sure you are paying the full amount. The website lists dues as two line items ("Association Dues" and "Reserve Dues"). Some co-owners have received late notices because of paying only the "Association Dues." If you are not automatically paying the full amount, please make a note to check the amount in January, as we should expect small annual increases to keep up with inflation on our costs.

Have a great fall. We are a community. Let's take care of each other, and when you have the choice, please choose kindness.