

June 2023 Newsletter

# Brewer Farms Newsletter

www.brewerfarmscondos.com

## **Brewer Farms Condo Board of Directors Message:**

The attendance at the 2023 annual co-owners meeting was the largest anyone could recall in the past 15 years. We had a quorum (55 units represented). It was good to see so many owners interested in continuing to strengthen the Brewer Farms community. Thank you for your time and input!

Douglas Crane is our newest board member in the role of secretary. He ran unopposed, so voting was not required. We still have one board opening and would welcome more applications. Please contact any board member, or New Horizon, or place your application in the box in Building D.

New Horizon provided us with an update of the past and future projects planned for us: attic insulation, garage painting, parking lot improvements, landscaping and building repairs. New signage around the dumpsters and recycling containers will help explain correct usage. Use the guides to allow space for everyone to add their items, flatten boxes and sort trash from recyclables. No construction materials or furniture are allowed. Thanks for your help in using the dumpsters correctly.

A new book club is being hosted by Gloria Wheeler. (see article)

Email addresses are requested to keep postage and copying costs down. Please send your email to New Horizon, or write it on piece of paper and put in drop box in Building B, or, simply email [gloriawheeler474@yahoo.com](mailto:gloriawheeler474@yahoo.com), and she will enter it with New Horizon.

Building representatives are being recruited as the point of contact in each unit. We are looking for volunteers to welcome all the new building neighbors, plan events, and keep your building informed. Knowing our neighbors makes this a friendlier and safer community.

Volunteer Days are coming! Pitch in, meet your neighbors, and have fun. Watch for date and time announcement.



## **Upcoming Association Events**

June 9, 2023

Brewer Farms Breakfast, 9 AM at the Free Range restaurant. Come join your neighbors for breakfast the second Friday of each month.

Everyone welcome.

## **BREWER FARMS BOOK CLUB**

We are reading *The Lincoln Highway* by Amor Towles, who also wrote *A Gentleman in Moscow*. We are meeting on Wednesday, July 12 at 7:00 PM at the home of Gloria Wheeler at 372 Boyer Court. Please let her know if you are able to attend by calling 231-250-6319 by July 10.

This is our first meeting and welcome all Brewer Farms Condo residents to attend.

## NEWSLETTER NOW AVAILABLE ONLINE AT WWW.BREWERFARMSCONDOS.COM

New Horizon is hosting a cookout in late summer. Stay tuned for more information.

An annual meeting would not be complete without talking money. Thanks to having a quorum, a motion was made, and passed unanimously, to have a vote to change the bylaws. We will vote on the new language to have a 3% Buy-in on units sold. What does this mean? If passed by a 2/3 majority of co-owners, 3% of the purchase price of a unit will go directly into the Reserve Fund. Our Reserve Fund is required by state law and BFCA bylaws to cover the costs of maintaining the property. Maintaining the property protects your investment, allows lenders to cover mortgages, and protects your resale value. This is a common cost of becoming a co-owner in HOAs and condominium associations.

The fee is a cost paid by the buyer which can also be rolled into their mortgage, if desired. It keeps money in your pockets and avoids a large assessment of current co-owners. Costs are rising everywhere and BFCA reserves have not kept up with inflation. This buy-in is estimated to provide \$100,000, or more, per year, based on the number of units sold in the past 3 years. Our current buy-in fee is \$50.

Once our attorney has written the new language, a ballot and envelope will be hand delivered to each unit (one vote per unit in good standing). The sooner we can approve this change, the sooner we can begin to catch up with inflation and keep projects going to protect our property value.

HOA fees will increase by \$15 to \$250/month as of July 2023. This increase will be for 36 months, providing the 3% buy-in is approved and other costs remain in check.

### FINANCIAL ASSISTANCE FOR CONDO OWNERS

Brewer Farms Condominium Association has been approved to participate in the Michigan Homeowner Assistance Fund (MIHAF) program. This program was established under the American Rescue Plan Act of 2021 to mitigate hardships associated with the coronavirus pandemic. The program assists with delinquent mortgage expenses, delinquent property taxes, and delinquent condominium homeowner fees. Homeowners must explain a financial hardship directly related to Covid 19 on or after January 21, 2020. The participation code is **#7147**. This number must appear on all official documents and correspondence forwarded to their office.

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MIHAF information can be found on their website at:

<http://www.michigan.gov/mihaf>

If you have questions, please email at [www.MSHDA-HO-HAF-Program@michigan.gov](mailto:www.MSHDA-HO-HAF-Program@michigan.gov), and MIHAF staff will assist you.

## **REMINDER**

**Association fees will increase by \$15.00  
for a total of \$250 a month effective July  
2023.**

**Brewer Farms Association Contact Information**

**Property Management Group: New Horizon Property Management**

**Contact Teresa@newhorizonmi.com**

**Call 269-558-8122**

**Emergency Contact: New Horizon Property Management**

**After business hours; emergencies only**

**David Mead 269-275-5902**

**Brewer Farms Condominium Board Members**

**Dwayne McTaggart, President 517-281-1408**

**Email: dw1155mc@AOL.com**

**Gloria Wheeler, Vice President 231-250-6319**

**Email: gloriawheeler474@yahoo.com**

**Carol Skowronski, Treasurer 810-624-2097**

**Email: carol.skowronski@gmail.com**

**Doug Crane, Secretary 269-967-1321**

**Email: cranedouglas@netscape.net**

**Please keep this handy for easy reference.**

Updated 6/7/23