
April, 2023 Newsletter

Brewer Farms Newsletter

www.brewerfarmscondos.com

President's Message!

Greetings!

Since being elected to the BFCA Board last May, it has been quite the journey learning about the operation of our association

I would like to thank all the board members for serving and volunteering their time to improve our association: Linda Kostich, Jim Petz, Nancy Kirtley, and Gloria Wheeler. Special thanks to our treasurer, Carol Skowronski, for the countless hours of work to improve our Financial Statements and procedures.

Thanks also to Chad Bischoff and Stephanie Bischoff of New Horizon Property Management for all of their help and efforts in maintaining and improving our properties. This is a challenging task especially as our properties age.

As we continue to emerge from the COVID pandemic, we are faced with another set of circumstances of higher costs of repairing and maintaining the buildings and grounds and shortage of good workers. Our buildings are aging, and we must continue to replace the areas of concern. A few projects addressed this past few years are roofs, gutters, chimneys, and parking lot pavement. One of these projects the board recently approved is improving the attic insulation in all



Upcoming Association Events

April 14

Brewer Farms Breakfast, 9 AM
at Free Range Restaurant.

Everyone welcome. Join us every second Friday of the month.

If we had everyone's email address, it would facilitate our mean of communication. Please bring your email address to the Annual Meeting, or call New Horizon at 269-558-8122 and give them this information. Snail Mail is an expensive way for us to keep in touch.

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buildings. This should reduce ice dams, improve heating and cooling and reduce energy costs.

All projects come at a cost. As costs increase, your BFCOA Board is exploring ways to increase revenue and reserves to ensure we maintain our property values. You will hear more about costs and revenue in the future and at the Annual Meeting. We have three board seats to fill, as well. This is an important period in the Brewer Farms history, and these positions will require a substantial amount of effort and time by each board member.

Be sure to mark your calendars for the annual meeting on **Thursday, May 18**, at 6:00 PM at the United Methodist Church. We need you to be present. All members in good standing will have a vote on the future of Brewer Farms.

Looking forward to seeing you at the Annual Meeting on Thursday, May 18, 2023 or hearing from you before.

Thank you,

Dwayne McTaggart

President, Brewer Farms HOA Board

About Board Memberships

Brewer Farms Association Board members serve a two-year commitment. The following terms will expire in May for Board of Directors that have been elected or appointed.

- Linda Kostich (elected), Vice President
- Gloria Wheeler (appointed) Secretary
- Jim Petz (elected), Director

Please call Board Secretary, Gloria Wheeler, at 231-250-6319 with any questions about serving on the Board of Directors. If you are willing to run for a Board position, please complete the attached form and return it to the **Drop Box** located at the lower level of **building D** by the mailboxes before **April 20, 2023**. Tallying votes for the Director positions will take place at our annual meeting on May 18, 2023.

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April also marks the beginning of the busy Real Estate Season. If you are planning to put your condo up for sale, please remember to contact New Horizons at 269-317-6111.

The Administrative Manager at New Horizons plays a vital role in assisting co-owners, real estate agents and the buyers to ensure the real estate agents have a copy of the By Laws, to ensure the new owners get their welcome packet, and to ensure that the Association receives their necessary contact information.

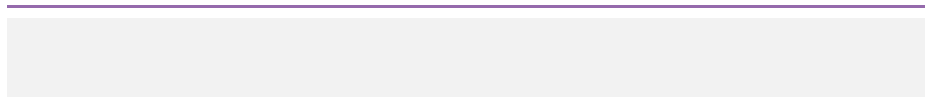
BFCA By-Laws: Article VI Restrictions. Section 2 page 11: Co-Owner seller must notify the Administrative Manager within 48 hours of listing and within 48 hours of a signed purchase agreement.

**Brewer Farms Condominium Association
Actual Expense Categories 2022, rounded**

Total Revenue: (HOA dues)	387,000	Distribution of \$235 HOA
*Landscape and Groundskeeping	92,000	22%
*Unbudgeted repairs	101,000	24%
*Building Repairs and maintenance	77,000	19%
*Utilities-Water, sewer, electric	75,000	18%
*Management fees	40,000	10%
*Insurance	20,000	5%
*Trash/recycling	11,000	3%
Total expenses	416,000	100%

Expenses in excess of revenue (deficit)	(29,000)
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HOAs have risen in popularity over the years, and provide advantages for homeowners who choose to live in an HOA community. Some advantages are stabilized property values. Having a well-maintained home in a well-kept neighborhood is attractive to buyers, and reduced maintenance and upkeep.



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Having a community that takes care of landscaping, garbage collection, and more can ease the challenges associated with home ownership. Living in a well-maintained neighborhood is aesthetically better and more effortless in which to live. At BFCA, we have the added benefit of water, sewer and electric provided in our HOA fees. This is a substantial expense covered by the association.

As the property ages, costs of maintenance are increasing. Over the next few months, the Board of Directors is facing the challenges of increasing the funds to cover these growing expenses.

HOA fees have not increased in several months. However, additional funds must be generated to meet needs.

We will be adding items to increase revenue to the ballot for your vote at the meeting in May. Please be sure to attend to participate in the discussion and vote.

- **Contact Information:**
- **Brewer Farms Association**
- **Dwayne McTaggart, Board President**
- **517-281-1408, dw1155mc@aol.com**

- **Linda Kostich, Vice President**
- **773-750-8424,
lindakostich@yahoo.com**

- **Gloria Wheeler, Secretary**
- **231-250-6319,
gloriawheeler474@yahoo.com**
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- **Carol Skowronski, Treasurer**
- **810-624-2097**
- **Carol.skowronski@gmail.com**

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