

West Brookwood Newsletter

Fall 2024

Brookwood Musconetcong River POA

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A message from our Association Board of Governors...

The board of governors were gratified to hear that the funding that was sought for the maintenance needed on our water tower, was approved for a loan from the New Jersey Infrastructure Bank, and that loan was forgiven, essentially making it a grant.

Upcoming Association Events

- **Fall Festival and Pumpkin Decoration Contest**

There will be games, crafts, guessing jars, prizes, music, drinks, and munchies!

Where: 3 River Road (Across the street from the River Road Park.)

When: Saturday, October 5th with a rain date of Sunday, October 6th.

Time: Noon to 3:00 PM

Pumpkin contest rules:

- Entrants will bring their pumpkins to the festival within a half hour of the festival start time, ideally, 11:30 am.
- Pumpkin must fit in a sizing box.
- Pumpkin can be carved, painted, or otherwise decorated.

Judging:

Festival visitors will vote during the festival.

Make a note: Event prizes will be awarded toward the end of the event.

- **Holiday Decoration Contest**

Holiday lights and decorations get harder and harder to judge each passing year. I am amazed with the thought and effort that goes into the beautiful displays. Our neighborhood is a delight to see during the holidays. Please remember to take some time to drive around and view the beauty of West Brookwood.

Contest Rules:

This year there will be two winners: Best Use of Decoration and Best Use of Lights. There will be one winner for each category. And of course, we will proudly list our honorable mentions!

Note:

We cannot do this event without judges and ask if you would be interested in helping? If interested, please call the office for details on 973-347-1040.

- **Flower Garden Contest**

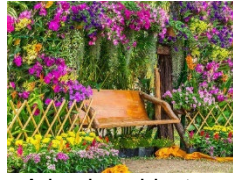
Start planning for a new event next summer, a **Flower Garden Contest**. Details TBD.

There are many difference types of gardens:

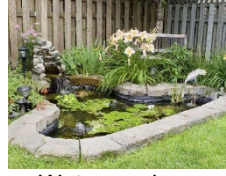
A flower garden focuses on the cultivation of flowering plants. The purpose is decorative, and there are many subtypes of flower gardens you can have but they must be easily seen from the roadway. Here are a just a few types of gardens:



Single-specimen flower



Adorning objects



Water garden



Butterfly Garden



Vertical & Cascading



Surrounding trees



Woodland Gardens



Mixed flowers

Water Department News...

- Update on Tower Painting, AMI Metering System, and the Asset Management Plan:

- Tower Painting

- The interior of the tower has been sand blasted, nuts and bolts replaced and readied for paint primer. The exterior surface has been power washed, rust repairs have been restored and portions of the exterior surface are being primed with a paint primer. The 2-colors chosen, deep green from the stem to the equator line under the sphere and sky blue from the equator line to the top of the sphere to appear cohesive with the environment and aesthetically pleasing to the eye.

- The water tankers have been running efficiently and are providing a steady flow throughout the community, but the higher elevations remain with very low pressure and less flow during peak hours. We ask the community to continue conserving water during the construction.

- Reminder, we lost 70% of water storage and it is critical should we experience a break in the system. The tankers total capacity is 30,000 gallons whereby the tower held 100,000 gallons. Conservation of water is dire for emergency situations that may arise. Please limit excess usage especially during peak hours of the early morning, and evening hours during construction.

- Automated Metering Infrastructure (AMI) System and Asset Management Plan

- BMRPOA hired Suburban Consulting Engineers for the planning and designing of these projects. They are concurrently ongoing with the tower painting.

- Invoices and Payment Options...

- Please contact the office if you do not receive a water service invoice the first week of:

- October

- January

- April

- July

- And the Association Dues invoice for May.

Note: The October invoice will include the assessment of \$261 in addition to your water services. There are 4-payment options listed on the invoice.

Have a safe and pleasant holiday season!