

West Brookwood Newsletter

October 2025

<p>Brookwood Musconetcong River Property Owners' Association PO Box 797, Stanhope, NJ 07874 P: 973-347-1040 Email: bmrpoa@gmail.com Website: www.homestead.bmrpoa.com Facebook: www.facebook.com/WestBrookwood</p> <p>Association meetings are scheduled for the 4th Wednesday of each month at 7:30pm. Exceptions: no meeting in November and December is scheduled for the third.</p> <p>Meetings are held at the Byram Fire Dept. on Rt 206 or by Zoom invite. Please check your email for meeting invites and agendas.</p>	<p>Upcoming Events 2025:</p> <ul style="list-style-type: none">🚩 Saturday, October 4th - Fall Festival: Where: 3 River Rd, Time: 12 PM to 3 PM🚩 December Holiday Lights Contest <p>Upcoming Events 2026:</p> <ul style="list-style-type: none">🚩 Wednesday, April 1st Scholarship Submission Deadline🚩 Saturday, April 18th Spring Clean-Up🚩 Saturday, May 2nd 🌱 Spring Plant Swap🚩 May - 🌸 Spring Flowers Garden Contest
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Water Department News

We are excited to announce an important update about our payment process. To streamline and simplify bill payments, we have implemented a new online payment method in partnership with PNC Bank. This new system will replace all earlier payment methods.

How to Pay Your Bill Online

Your bill will now include a link to the Payer Express website. This secure platform allows you to pay your bill electronically or by credit card. The payment link will be easily accessible on your invoice and in your email. Simply click the link, copy and paste it, or, if you prefer, retype the link address into your web browser. Alternatively, you can visit our website at www.bmrpoa.homestead.com to access the payment portal.

To begin, use the Customer Login link provided:

<https://www.payerexpress.com/ebp/BMRPOA/>

We are now ready to accept online payments—let us get started!

Getting Started with Online Payments

1. Enter the link address provided on your bill or email.
2. Welcome to our online payment portal—BMRPOA Pay Now.

You will be asked three questions:

- Enter your house number and street name (this serves as your BMRPOA account number; for example: 90 River, 99 Mayne, 1 Lockwood...
- Confirm your house number and street name by entering your account number again.
- Check the box to confirm "I'm not a robot."

You will then be routed to the HOME page, where you will need to enter:

3. Your account name and email address
4. The payment amount of your choice
5. Your preferred pay date

6. Select your payment method by clicking the "+ Enter" button and choosing either Bank Account or Credit Card.

Important Notes about Credit Card Payments

If paying by credit card, add a 3.75% fee to your total. For example, if you wish to pay \$54, you will calculate $54 \times 3.75\% = \$2.025$, making your total payment \$56.03. If you forget to add the fee, the administrator will add the fee and adjust your payment accordingly.

If you need to make changes before sending, simply use the back arrow—no transaction is final until you press "Send."

Discontinuation of Old Payment Methods

With the adoption of this new payment system, BMRPOA will no longer accept ACH or credit card payments through the earlier methods. Please stop any ACH electronic payments set up directly on your bank's website and use the new payment link provided above for all future payments.

This change ends the old processes for ACH and credit card payments and ensures all payments are processed efficiently through our new portal.

Community Update

Hi neighbors, I just wanted to share two heartbreaking news. Our neighbors, Cristian Londono and Patricia Dillon passed away recently. Here are their obituaries:

- ♥ Cristian Londono passed away peacefully at home on August 10th after a 2-year battle with colon cancer. Cristian is survived by his beloved wife Rebecca and children Isabella (18) and Noah (12), sisters, brothers, grandparents, family, and friends. Please keep them in your thoughts and prayers. Here is Cristian's obituary: <https://www.legacy.com/.../cristian-londono-obituary...> Please consider donating to any cancer charity in his name or to his family's GoFundMe to help with funeral costs and medical expenses. Here is the GoFundMe link: <https://gofund.me/db2bb503>.
- ♥ Patricia Claire Dillon passed away peacefully at home on Monday, Sept. 15th. Patricia is survived by her beloved husband of 67 years, Robert "Bob" Dillon, Sr., her devoted children, Nancy Dillon-Thompson and Robert Dillon Jr. and his wife Branka and her cherished grandchildren and great grandchild. She was laid to rest at Stanhope Union Cemetery in Mt. Olive, NJ. For memorial donations, please consider the Karen Ann Quinlan Hospice of Newton, NJ or www.karenannquinlanhospice.org. Please visit the link for additional information: <https://leberlakeside.com/tribute/details/2535/Patricia-Dillon/obituary.html#tribute-start>

In The Know

Volunteer Board of Governors

President	Masoud Joudi	Governor.....	Janice Drace
Vice President	Ignazio Ciresi	Governor.....	David Wink
Secretary	David Pinkham	Governor.....	Robert Zimmerman
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Have a pleasant holiday season!