


West Brookwood Newsletter

Summer 2022



Brookwood Musconetcong River
Property Owners' Association
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Stanhope, NJ 07874

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Website: www.homestead.bmrpoa.com
www.facebook.com/WestBrookwood 

UPCOMING EVENT:

SAVE THE DATE: Our **Fall Festival** is Saturday, October 1st outside at 3 River Rd (across from the park).

Rain Date: Sunday, October 16th. Time: 1-3 PM Come out to our exciting outdoor event to meet new and familiar faces, play games, make crafts, win prizes, and enjoy a variety of snacks.

Results from our Spring Season Events:

Community Clean-up: of April 30th was well attended by new and familiar members. Thanks to all, who came out to help keep our community clean. Refreshments, snacks, and enjoyable conversation was a pleasant way to end the day.

Thanks to Board member David Pinkham for heading the event, Board member Barbara Kostiuk, Iggy Ciresi, and Janice Drace, for their help.

Ice Cream Social: After a cloudy morning, the weather was glorious for the Ice Cream Social on the evening of Saturday, June 10. More than 50 people attended from seniors to babes in strollers. There were many fresh faces, including those of families with younger children who have recently moved into the neighborhood. Several types of ice cream novelties and candies were available to choose from.

Thanks to Board member Iggy Ciresi for heading the event, Board member Janice Drace, along with her daughter Katerina, and Barbara Kostiuk, for their help.

Community Yard Sale planned for June 18th had to be cancelled because we did not have enough sellers. We felt it was due to the township wide yard sale just 1 week prior to ours. Next year, West Brookwood's yard sale will be a month earlier. Keep an eye on our Winter and Spring newsletter announcements.

ASSOCIATION NEWS:

Our water tower is in need of painting both inside and outside to keep its structural integrity and appearance. The work is so expensive that it will need to be financed. The project will take approximately 30 days but delays due to unfavorable weather will add to its cost. During this time, the tower will be out of service and replaced by tanker trucks. The community has multiple wells and service disruptions are not expected.

BACKGROUND: The tower was built in 2000 with a \$1.2 million loan, and BMRPOA was the first small water utility to receive such a sizeable loan from the State of NJ. We managed our finances well and paid off the loan early. Our good financial standing with the State enables us now to apply for a new loan to safeguard our major investment in the water tower. This plan was carefully considered by the Board of Governors, Administrator, and licensed water operator at the monthly association meetings for the past two years.

WATER DEPARTMENT NEWS:

- We have recently changed our billing system and billing email address. Bills arriving by email will be coming from an email address of bmrpoa@quikwaters.com. If you do not see your bill in your inbox, look for it in your *spam* folder. Please *move* the bill into your *inbox* so, the next time you receive a bill from the water department it will arrive in your *inbox*. All other communication will be sent from the bmrpoa@gmail.com email address as usual.

***NOTE:** *Water service invoices are billed the 1st of July, October, January & April.*
Association dues are billed the 1st of May.

- Members, If you are selling your property, it is mandatory that you contact the office to schedule a final water reading. Failure to do so can delay your closing date. Even after closing, if the water bill has not been paid for any reason, the title company will eventually notify the water department and you will be responsible for any outstanding balance that is due. In addition, you will be responsible for penalty fees and the buyer's water bill up until the time a water reading can be obtained.
During COVID, all utility companies were mandated by the state with a *Do Not turn off water, charge late fees and lien* properties for non-paying customers. Instead, we were to communicate with our customers to make payment arrangements. A few members have obliged, and we thank you for your efforts, but others have not made a payment since the beginning of COVID.
On June 24, 2022 the state mandate was lifted. We have many non-paying customers who need to show good faith by making a payment arrangement moving forward. Kindly call or email the office to make a payment arrangement this July. Starting August, the \$40 late fee and liens will be enforced. Thank you for your cooperation.
- **Part-time Position:** The Water department is seeking a part-time Field Technician.
Job Description: Requires basic knowledge of equipment to find curb stops to turn them off and on. Replace water meters and re-wire radios. Training can be arranged for applicants with basic knowledge.
Please email your resume to bmrpoa@gmail.com. Referrals are welcomed.

IN THE KNOW

Volunteer Board of Governors 2021-2022

President	Masoud Joudi
Vice President	Barbara Kostiuk
Treasurer	Janice Drace
Secretary	David Pinkham
Governor	David Wink
Governor	Ignazio Ciresi
Governor	Open (3 seats)

Broad	Elaine Carr:	973-347-4461
Chestnut/ Waterloo	Kathy Stevenson:	973-448-8869
Glen Brook/ Lower River	Dee Garrison:	973-229-5784
Lauren	Open	
Lockwood	Kristi Bristol:	732-735-5931
Mayne	Joe Tedeschi:	862-221-1146
River (Upper)	Open	
Robert	Dolores Bollinger:	973-769-7345
Springbrook	Open	

Association meetings are schedule the 4th Wednesday of the month at 7:30pm.

Exceptions: no meeting is scheduled for November and December is scheduled for the 7th.
Meetings are held in the courthouse at 10 Mansfield Drive in Byram or a Zoom invite on occasion.
Please check your email for a meeting invite and agenda.

Please consider volunteering for the following:

- Governor on the Association Board
- Street Representative
- Facebook Administrator
- Newsletter Editor
- Event Coordinator: Fall Festival, Spring Clean Up, Ice Cream Social, Holiday Contest, and many more.
- Greetings Coordinator to welcome new residents



Know Your Street Representative

Adair	Heide Gunther:	570-460-0949
Ash	Open	
Avon	Open	
Banker	Helen Perri:	201-919-8028
Beech	Open	
Belton	Laura McVicar:	973-448-8680

Call or email the office for more information and thank you for your consideration.
