


West Brookwood Newsletter



Brookwood Musconetcong River
Property Owners' Association
PO Box 797
Stanhope, NJ 07874

Winter 2022

Telephone: 973-347-1040
Email: bmrpoa@gmail.com
Website: www.homestead.bmrpoa.com
www.facebook.com/WestBrookwood 

Our best wishes to you and your family for a Peaceful and Healthy New Year.

West Brookwood's Winter Season Events:

- ❖ **Annual Holiday Charitable Giving:** Waterloo Methodist Church, food pantry distributed ShopRite gift cards from BMRPOA to several of our West Brookwood members in need.
- ❖ **Holiday Lights and Decorations:** Prize winners of the 3 Best Lights and 3 Best Decorations were also mentioned on our Facebook page!

Best Lights:



1st Prize: 32 Mayne Avenue



2nd Prize: 4 Belton Street



3rd Prize: 14 River Road

Best Decorations:



1st Prize: 14 Chestnut Street



2nd Prize: 57 Belton Street



3rd Prize: 10 Broad Street

Honorable Mentions: 3 Springbrook Rd., 61 River Rd., 7 Ash St., and 20 Lauren Ct.

Would you like to judge next year? Call the office for more information.

UPCOMING EVENTS for West Brookwood:

SAVE the DATE

- ❖ **High School Senior Scholarship:** Application and essay are due in the office by **April 1st**. Applications can be downloaded from our website or picked up at your High School guidance office. Mail or Email your documents using the above addresses.
- ❖ **Spring Clean-up** is a Saturday in April TBA with a rain date, the next day. Time: 10:00 am to noon.
- ❖ **Community Yard Sale:** Date: TBA with a rain date, the next day. Respond with your street address to bmrpoa@gmail.com.

ASSOCIATION NEWS: To re-recapitulate our Summer 2022 Newsletter, the water tower is in need of painting both inside and outside to keep its structural integrity and appearance. The work is expensive and will need to be financed. The project will take approximately 30 days but delays due to unfavorable weather will add to its costs. 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. A loan is being sort out from the NJ Infrastructure Bank (NJI-Bank) with hope to begin the project the summer of 2023.

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: Welcome new members.

- We have changed our 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*. Then, 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, and 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.
- During COVID, utility companies were mandated by the state to 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.
The state mandate was lifted on June 24, 2022, and we still have many non-paying customers. Kindly call or email the office to make a payment arrangement this January. The \$40 late fee and liens will be enforced.
Thank you for your cooperation.
- Replacing radio transmitters and some meters continues throughout the community. Kindly keep your appointment.
Thank you for your cooperation.

IN THE KNOW

Volunteer Board of Governors 2022-2023

President	Masoud Joudi
Vice President	Barbara Kostiuk
Treasurer	Janice Drace
Secretary	David Pinkham
Governor	David Wink
Governor	Ignazio Ciresi
Governor	Open (2 seats)

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

Exceptions: no meeting is scheduled for November and December 2023 is scheduled for the 6th.

Meetings are held in the courthouse at 10 Mansfield Drive in Byram or a Zoom invite.

Please check your email for meeting invites and agendas.

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
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

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



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