

# October HOA NEWSLETTER

## HELLO NEIGHBOR!

Welcome to Brighton East Farms! We're glad you're part of our community. This newsletter is here to keep you updated on events, meetings, and ways to get involved. Together, we make our neighborhood not just a place to live, but a place to connect.

## COMMUNITY UPDATES

We know many of you have been frustrated with Homestead Management—and as your Board of Directors, we've shared in those frustrations. We've heard your concerns, shared your frustrations, and taken action.

We're pleased to announce that, effective December 1, 2025, Brighton East Farms will transition to RowCal as our new management company.

We're confident this change will bring improved communication, better support, and a higher level of service for our community. More details about the transition and how it affects homeowners will be shared soon.

We want to recognize and thank our neighbor, Lynda, for her many years of service to Brighton East Farms. Lynda has called our neighborhood home for 21 years and has served on the Board of Directors, off and on, for approximately 15 years, most recently as our Secretary.

Her dedication, time, and commitment have made a lasting impact on our community. While we are sad to accept her resignation from the Board, we are deeply grateful for all she has contributed and wish her the very best moving forward.

## Let's Stay Connected!

### HOA Contacts:

Board Of Directors: [Board@BEFHOA.com](mailto:Board@BEFHOA.com)

Community Manager: [New Management Coming Soon!]



## UPCOMING EVENTS



### Halloween Decorating Contest

Get your spooky spirit on! Homeowners are encouraged to decorate their homes and yards for Halloween and share their creativity with the community.

#### How to Enter:

Take a photo of your decorated home/yard and post it on our HOA Facebook page.

#### Deadline:

All submissions must be posted by October 30th.

#### Voting:

Neighbors will vote by liking their favorite decorated house on our Facebook page. Voting ends at midnight on Oct 31st.

### Monthly Board of Directors Meeting

The Brighton East Farms HOA Board of Directors typically meets on the third Tuesday of each month at 6:30 PM via Zoom. Due to a scheduling conflict, November's meeting will be held on Tuesday, November 4, 2025.

All homeowners are welcome and encouraged to attend!

#### Next Meeting:

November 4, 2025

6:30 PM

[Join Zoom Meeting - Click To Join](#)

Meeting ID: 341 635 4550

Passcode: BEF1234



# HOA FINANCIAL UPDATE



The HOA Financial Update provides a snapshot of our community's current budget and financial health. As of September 30, 2025, Brighton East Farms HOA remains in a strong financial position with \$571,189 in total assets. This includes \$97,598 in operating funds, \$273,016 in the reserve account, and \$200,576 held in investment reserves through Edward Jones.

The association continues to operate within its approved budget, with spending on track for the fiscal year running April 1, 2025 – March 31, 2026. The largest expenses this quarter included landscaping, trash collection, and irrigation maintenance.

The Board recently finalized a cost-sharing agreement with Bromley Park Metropolitan District #2, ensuring continued cooperation and a fair allocation of maintenance costs for shared community areas.

Recently completed improvements include the installation of five new park benches and one community message board, enhancing both functionality and communication within the neighborhood.

## Community Resources & Services:

**Trash Collection:** Fridays. Please place bins out by 7:00 AM and bring them in the same evening.

**Recycling:** Same day as trash, every other week. Please place carts out by 7:00 AM and return them that evening.

Leaving trash or recycling bins out beyond pickup day is a covenant violation.

### Observed Holiday Delays:

If an observed holiday affects service, pickup typically moves to the next business day (for example, from Friday to Saturday or Monday). To confirm any schedule changes, visit: [www.republicservices.com/schedule](http://www.republicservices.com/schedule)

- October 13, 2025 - Indigenous Peoples' Day (Columbus Day)
- November 11, 2025 - Veterans Day
- November 27, 2025 - Thanksgiving Day

**Maintenance Concerns** (Common Areas): [board@befhoa.com](mailto:board@befhoa.com)

**Management through Nov 30:** Homestead — [alwhetstone@homesteadmgmt.com](mailto:alwhetstone@homesteadmgmt.com)

**New Management effective Dec 1:** RowCal (details to come)

## FALL MAINTENANCE TO-DO LIST!

- #1 Winterize your sprinklers
- #2 Clean your gutters
- #3 Weather strip doors and windows
- #4 Trim trees and bushes
- #5 Detach your garden hoses
- #6 Change Batteries in smoke detectors
- #7 Change furnace filter

## HALLOWEEN SPIDER COOKIES

YIELD: 16 Cookies | DIFFICULTY: Easy

PREP TIME	COOK TIME	LET COOKIES COOL	TOTAL TIME
30 MINS	8 MINS	30 MINS	30 MINS

### INGREDIENTS:

- 16 Sugar Cookies (Make your own, use refrigerated cookie dough)
- 16 Reese's Peanut Butter Cup Minis
- 36 Candy Eyes
- 1 bag Chocolate Candy Melts

### INSTRUCTIONS:

- Bake cookies as directed. As soon as you remove them from the oven, press a small divot into the center with the back of a teaspoon and let them cool completely.
- Melt the candy melts and place either in a pastry bag or use a zip lock baggie and cut off the corner.
- Take a Reese's and place some melted chocolate along the bottom and press the Reese's onto the divot in the cookie
- Let the Reese's set and dry.
- Take your candy eyes and place a dab of melted chocolate on the back and place on the side of the Reese's
- Use the melted chocolate to pipe "spider legs" on the cookie
- Let all of the chocolate dry, serve and enjoy!

