



November/December

HOA NEWSLETTER

UPCOMING EVENTS!



Veteran in Your Life

Honor the veterans who make our community proud.

Share a short story and photo of a veteran in your life – a family member, friend, or neighbor – on our HOA Facebook page through **November 30th**.

Let's celebrate the service and sacrifice of those who've worn the uniform.

Holiday Decorating Contest

Light up the neighborhood with your holiday spirit!

Post a photo of your decorated home on our HOA Facebook page by December 24th.

Vote by liking your favorites – winners will be announced in the January newsletter!

Hot Cocoa with Santa

Brighton East Farms and Thayne Apartments are partnering to host a festive afternoon with Santa Claus! Bring the family to enjoy hot cocoa, sweet treats, and photo opportunities while celebrating the holiday season together.

Date: December 18th, 2025

Time: 4:30PM - 7:00PM

Location: Thayne Apartments Clubhouse

Board Meeting

Join us for the next Board Meeting on Tuesday, December 16th at 6:30 PM via Zoom.

[Zoom: Click to Join](#)

ID: 821 1599 2092 | Passcode: 875739

HELLO NEIGHBOR!

The holiday season is here at **Brighton East Farms**, and it's the perfect time to reflect on what makes our community so special – **our neighbors, our shared spaces, and the spirit of connection that brings us together.**

As we close out the year, we're filled with gratitude for the **progress made**, the **partnerships built**, and the many ways residents have helped make **Brighton East Farms a brighter, more welcoming place to call home.** From all of us on the Board, we wish you a **safe and joyful holiday season!**

PETS & ANIMAL WELFARE

Our pets are part of the family, and keeping them healthy and courteous helps our whole community thrive. Please ensure your pets are **vaccinated, spayed or neutered**, and always **leashed when outdoors.**

Be mindful of barking, and please remember to **pick up after your pets** – it keeps our shared spaces clean and enjoyable for everyone. As temperatures drop, make sure your pets have **adequate shelter and warmth** if they spend time outdoors.

COMMUNITY UPDATES

We're continuing the transition to our new management company, **RowCal**, which will officially take effect on **December 1st**. Keep an eye out for updates, emails, and new community signage with important information as we move through this change.

Our landscape contractor will also be completing a **tree removal and cleanup project** along Tower Road in the coming weeks. This work will include the removal of several dead trees, overgrown clusters of Russian sage, and cottonwood suckers impacting the drainage area. The large stump near 168th will also be removed as part of this effort.

We're also beginning to build a new relationship with our neighbors at **Thayne Apartments**. While the apartments have been a source of frustration for some, we're working closely with their new manager, **Evelyn**, to shift the focus toward collaboration and community pride.

Finally, we recently installed **five new park benches** throughout the neighborhood. We ask all residents to help us keep these beautiful additions in great shape for everyone to enjoy.



Financial Health at a Glance






Brighton East Farms HOA remains in a strong financial position as we near the end of the year. Our fiscal year runs from April 1 through March 31, so we are currently halfway through the 2025–2026 budget cycle. The association continues to operate within its approved budget, with spending aligned to planned priorities and reserves maintained at healthy levels.

Recent expenditures included landscaping services, irrigation repairs, trash collection, and general maintenance. These are normal operating expenses and budgeted maintenance costs, all of which help preserve the neighborhood's appearance and overall property values.

Several projects have been completed this season, including the installation of new park benches and a community message board to enhance communication and enjoyment within the neighborhood.

Brighton East Farms remains financially stable, allowing us to maintain community improvements while preparing for the year ahead with confidence.

Financial Snap Shot

| | |
|---|-----------|
|  Operating Account: | \$82,024 |
|  Reserve Account: | \$285,214 |
|  Investment Account: | \$200,840 |
|  Total Assets: | \$568,079 |
|  Aging Report: | \$89,445 |

RESIDENT SPOTLIGHT: Halloween Decorating Contest Winners



This year's Halloween Decorating Contest brought out some frightfully fun creativity! Thank you to everyone who participated and made Brighton East Farms come alive with spooky spirit.

1st Place: Kenny Man - 7 Votes

Kenny's corner-lot display turned heads all October long! Towering skeletons, glowing red lights, fog effects, and animated creatures transformed his yard into a full haunted graveyard scene. Neighbors loved the attention to detail and eerie atmosphere – it was a true neighborhood favorite!

2nd Place : Jaynie Harrison – 5 Votes

3rd Place : Jonathan Kentner – 4 Votes



MAINTENANCE REMINDERS!

#1 Inspect Roofs and Attic -

Check for leaks, missing shingles, or signs of moisture.

#2 Test Carbon Monoxide Detectors -

Replace batteries and confirm alarms are working properly.

#3 Check Driveways and Walkways -

Seal small cracks to prevent freeze damage.

#4 Prepare Snow Equipment -

Ensure shovels, snow blowers, and ice melt are ready before the first snowfall

Health and Wellness Corner

Winter Wellness & Managing Holiday Stress

The holidays bring joy, excitement, and a full calendar – but they can also be a little overwhelming. As the season unfolds, remember to slow down, breathe, and take care of yourself along the way.

- **Stay active:** A brisk walk, light stretching, or even a little snow shoveling can lift your spirits and keep your body moving.
- **Eat mindfully:** Enjoy those holiday favorites, just try to balance them with a few healthy meals and plenty of water.
- **Rest well:** Between gatherings and to-do lists, make time for rest – it's one of the best gifts you can give yourself.
- **Manage stress:** Plan ahead, set realistic expectations, and give yourself permission to say no when needed.
- **Stay connected:** Spend time with family, friends, and neighbors. A little laughter and good company can go a long way.

Here's to a season filled with warmth, wellness, and simple moments that make this time of year so special.



A YEAR IN REVIEW

Looking Back & Moving Forward

2025 was a year of steady progress for Brighton East Farms. Together, we completed landscaping and lighting improvements at six neighborhood entrances, installed new benches in community spaces, and continued investing in long-term maintenance. To keep our reserves strong amid rising vendor costs, the Board approved a modest dues increase – a proactive step to protect the neighborhood’s future.

As we close the year, we’re preparing for our transition to RowCal, effective December 1 – bringing homeowners a modern portal for payments, documents, and service requests, and a renewed focus on communication and transparency.

Bridging the Gap

Thayne Apartments & Brighton East Farms



Meet Evelyn Castro, the new Community Manager at Thayne Apartments. In her first few months, Evelyn has brought a welcoming energy and a focus on collaboration—working with the HOA to improve communication, address concerns, and explore ideas that bring neighbors together.

Early efforts like enhanced landscaping, cleaner shared spaces, and better coordination on maintenance show a strong start. Evelyn is also planning community-building activities such as a farmers market, holiday events, and neighborhood clean-ups.

We’re grateful for her partnership and excited to continue building a stronger, more connected community in 2026.

Contact Evelyn at thaynemgr@greystar.com or 720-634-0285.



Goals for 2026

- Strengthen Communication & Engagement** – Improve transparency and connection with homeowners through RowCal’s portal, expanded newsletter updates, and clearer communication across all platforms.
- Improve Covenant Enforcement Through RowCal Partnership** – Work closely with RowCal to ensure covenant enforcement is fair, consistent, and timely – improving responsiveness while supporting neighborhood standards.
- Rebuild Community Partnerships** – Strengthen relationships with Thayne Apartments, Townhomes at Brighton East Farms, and Parkside at Brighton East Farms to build a more unified, collaborative community.
- Prioritize Beautification & Infrastructure** – Focus on key neighborhood improvements, including entrances, landscaping, lighting, and shared spaces, while planning for long-term maintenance needs.
- Enhance Safety & Neighborhood Standards** – Work to address parking concerns, lighting issues, and overall safety within the neighborhood, ensuring our community continues to be a safe and welcoming place for everyone.

Neighborhood Resources

- **Trash Collection:** Trash pickup is scheduled for Fridays. Please place carts out by 7:00 AM and return them the same evening to help keep our neighborhood clean and well-maintained.
- **Recycling:** Recycling is collected every other week on the same day as trash pickup.

Please remember: Leaving trash or recycling bins out past pickup day is a covenant violation.

- **Holiday Schedule Adjustments:**
If your service falls on or after the holiday, your pickup will be moved to the next day (Saturday). For the most up-to-date information, visit: [RepublicServices.com/Schedule](https://www.republicservices.com/schedule)
 - November 27, 2025 - Thanksgiving Day - Trash pickup will occur on Saturday, November 29, 2025.
 - December 25, 2025 - Christmas Day - Trash pickup will occur on Saturday, December 27, 2025

- **Maintenance Concerns (Common Areas):** board@befhoa.com
- **Management through Nov 30:** Homestead – alwhetstone@homesteadmgmt.com
- **New Management effective Dec 1:** RowCal (details coming soon!)

YOUR COMMUNITY MANAGER!

Stay tuned for the announcement of our new **Community Manager**, coming soon! Your Board of Directors is excited to share that we’ve partnered with **RowCal** as our new management company. This transition will officially take effect **December 1st**, bringing homeowners enhanced communication, modern tools, and dedicated support.



LET’S STAY CONNECTED!

- Board of Directors: Board@BEFHoa.com
- Newsletter Contact: Newsletter@BEFHoa.com
- Visit: www.BEFhoa.com
- Join us on [Facebook!](#)

