

The Villager

Village Brooke Condominium Association

Vol 9 ~ #38 ~ September 2025

President's Corner ~ September 2025

Hi Everyone,

Just a few tidbits this month:

Aren't the ponds starting to look better and haven't the new landscapers have been doing a great job?

Owners who rent their units must handle their own maintenance issues; our office is not there to manage individual units and is not a rental office.

When you use the laundry rooms, please take your clothes away as soon as you can after they're done. Don't just leave it there, tying up a machine or two, or putting others in the position of having to clear your clothes from the machines to be able to do their own.

Owners who lease their units and anticipate renewing a lease, **MUST** start the process 3 months before the end of the current lease. The board has been meeting every two weeks to handle these renewals and new leases, and this has been a real burden on the board. Early notice allows for a reasonable time frame for renewals and also gives the owner advance notice if the lease is denied. If you bring children to the pools, **PLEASE** be attentive to them. Dangerous play at the pool has been observed.

~ James Belle, President



Visitors who stay overnight must have a Visitor Parking Pass to avoid being towed. Notify the Office in advance to avoid this costly issue. Contact Action Towing directly at (941) 735-0331 in the event of a tow.

Our Board

President: Jim Belle
V. President: Doug Sharkey
Secretary: Teresa McCormack
Treasurer: Diane Namish
Director: Michele D'Ambrosio
Director: Bill Frechette
Director: Carol Rybczynski
Manager: Stacey Katz



Contact Us

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Office Hours

Monday-Friday
10 am – 2 pm

Manager's Corner

by Stacey Katz



IMPORTANT SEPTEMBER UPDATES & REMINDERS

- Trash will be picked up once/week for September. The regular schedule of twice/week resumes in October.
- Ask your air conditioning techs to be sure to close the roof hatch when finished.
- Hurricane Season is upon us. Please check this website for emergency preparedness guidelines: <https://www.scgov.net/government/emergency-services/hurricane-preparedness-6291>
- The Association is reviewing & updating all unit files. You may get emails or calls requesting various documents, data, unit keys, or fee payments which are needed to bring your file current. As always, we request you update any address, phone or email changes immediately. *The Board appreciates your full cooperation!*
- Thank you for returning completed opt-in & ACH forms timely!

VERY IMPORTANT:

Please notify the office if you have vendor issues.
DO NOT talk directly with vendors!!

**Tuesday Night – Games in Clubhouse at 6 –
Bring your favorite & join us!!**

**Parking Passes – Remember, the HOA office
needs permission from unit owners or
leaseholders to issue passes to visitors &
guests. Thank you!**



- Complete application & include the fee (check or money order.)
- Unit & Mailbox keys
- Pool pass
- Laundry & pool orientation, code & instructions.
- Parking location & how to get a pass or sticker
- Rules & Regulations
- Quiet times

Planning to Rent Your Unit? Soon it will be time to arrange all the details: the application, lease, fee, parking, pool passes & more. Applications are on our website, along with the Rules & Regulations book you'll need to share with tenants. Arranging for a smooth move-in means tying up all the details early – especially Board approvals. Our HOA office requires at least ten business days of processing time which may expand to include the post-Board Meeting approval time. Make sure your unit is eligible for rentals, too. Please be sure to allow for this in your timing.

Tenants need all the keys & codes involved, guidance on pool hours & permissions, parking instructions & arranging for the initial parking pass in case they arrive after the office closes. They need to know to contact YOU for problems, not the HOA office. Lots to think about – make sure you start early. We appreciate your giving out as many details as you can to ensure a smooth arrival & comfortable stay.

Make sure you tell them to bring in their car registrations when they visit for parking stickers – that always saves time!

Thank you for helping us enjoy a successful Season for everyone!

Sunday Worship 10-11AM

Everyone is welcome to come to the clubhouse for a Christian worship service streamed on the TV from Emmanuel Church in Indiana.

Come and be blessed!

