

FRIENDS AND NEIGHBORS!!

We wanted to take this opportunity to bring you up to date on neighborhood news as we close out 2025...



So, here's the latest...

1. **INVOICE**: The BR2HOA annual assessment for 2026 remain at **\$500 per property**. Assessments are **due and payable no later than 1 January 2026**; payments received after 15 January will receive a notice and be subject to a \$25 per month late fee. So...
 - ✓ Make checks payable to ***Treasurer, BR2HOA***
 - ✓ Mail to ***BR2HOA Treasurer,***
6701 Bright View Rd.,
Las Cruces, NM 88007

And many thanks for your continued support, financial and otherwise, to our community.

2. **Our 2025 BR2 HOA Annual Meeting** was on Sunday 26 October at 11:30 a.m. in the Meeting Room of the Picacho Hills Country Club. The draft meeting minutes have been emailed to all neighbors with email addresses; neighbors without emails receive those materials via USPS. The draft 2025 Annual Meeting minutes will be reviewed and presented for approval at our 2026 Annual Meeting.
 - Although no new neighbors have arrived in our community, some relevant property transactions have taken place:
 - Ronald and Inex Feder now own the adjacent Lots 14 & 15 (6720 & 6730 Desert Blossom Rd)
 - Ownership of Lot 32 (6730 Bright View) has transferred from Howard Attarian to Grayson Sackett
 - Lot 42 (6793 Desert Blossom) is now owned by Scott Jensen
 - **Our 2026 BR2HOA Board of Directors:**
 - At a meeting on 6 November of our Board of Directors, the following 2026 BR2HOA Board assignments were made:
 - ***President – Don Wilson***
 - ***Treasurer – Sharon Hollimon***
 - ***Secretary – Robert Blair***
 - ***Member – Gary Koverman***
 - ***Member – Mariann Novack***
 - **Maintenance of our Roadways and Gates:**
 - a. As mentioned in an earlier email to all, BR2 has contracted with Highlands Enterprises to perform some needed maintenance on our Roadways and Private Drives - filling and sealing cracks (over 1/4") and applying a sealing topcoat. Much of that work has now been completed and we are very pleased with both the process and the results.

- b. Our BR2 Treasurer will make all payments to Highlands but those properties serviced by the Private Drives in our community will be assessed separately for the maintenance of their respective Private Drives.
- c. Our Exit gate being constantly open is a known issue and we expect a resolution soon.
- **BR2 Collaboration Environment and Website Update:**

We have a unique opportunity to establish a Collaboration Environment that will greatly enhance Board operations and community interactions and transparency. The Bit-One company has offered to both design and implement a suitable collaboration environment for our HOA and to update our BR2HOA.com website as well. The cost is a 1-time charge of \$1,900 and a separate monthly charge of \$6 per Board member for Microsoft Teams access (\$36 / month total). This initiative and its costs were unanimously approved by our Board of Directors.
- Our neighborhood will have a **new gate code effective 1 Jan 2026 which will be *9933**. The gate code for deliveries from 7 a.m. to 9 p.m. will be ***2020**. The pedestrian egress gate code remains unchanged (**3214#**).
- In addition to this newsletter, the following materials will be uploaded and available for your review on our website BR2HOA.com Check it out!
 - Annual Meeting presentation materials including
 - Our approved 2026 BR2 Budget
 - The Draft 2025 Annual Meeting minutes
 - Our End of Year BR2 financial reports (Balance Sheet and FY25 Income Statement)

REMINDER: If you are contemplating some home or landscape modifications that will be visible from nearby properties or from our BR2 Roadways, please coordinate with our Board of Directors prior.

Wishing you all a safe and happy Holiday Season and a Joyous New Year!

Your BR2HOA Board of Directors



4 Attachments:

- 2025 Draft Annual Meeting Minutes
- Approved 2026 BR2HOA Budget
- BR2 Financials
- 26 October 2025 Community Documents (as recorded)