



MEMO TO: Jason Kleiwe
FROM: Board of Trustees, Bromley Village Assoc
DATE: Sept 9, 2025

Dear Mr. Kleiwe,

The BVA has received several complaints about your two Bromley Village properties. Most frequently cited - Village Rules infractions regarding parking, traffic, tenant behaviors and trash storage for:

- 871 Ethan Allen Trail, listed on social media as the Manchester Moose Inn, with five bedrooms to accommodate up to 3 families in a single rental period,
- Your new site, 161 High Ridge Road, recently marketed as a hotel to accommodate 20 or host corporate retreats.

The Board will hold a special meeting to review complaints and concerns and we invite you to participate. This is an opportunity to explain how the usages and improvements of comply with the BVA Declaration, Bylaws, Rules, and other applicable laws & regulations.

We respectfully request that you attend this meeting via ZOOM and provide, in advance, relevant documentation below, so that we may discuss and review:

- Engineering approvals for the retaining wall at 161 High Ridge Road.
- Any/all approvals from Peru and Bromley Water Co for adding bedrooms/bathrooms at both properties.
- The number of onsite parking spaces for each property.
- The number of kitchens/dining areas at each property.
- Details of trash & recycling facilities for each property and bear-proofing methods you have implemented.
- Applications/licenses from state and local government for operating short term rentals, inns or hotels.
- Prior 2 years of rental records showing the dates and number of occupants at 871 Ethan Allen Road.
- Published marketing materials for online & social media or similar listing services
- Written/electronic materials and rental contracts used by renters at both properties.
- Copies of complaints you have received directly from neighbors, the BVA, or Bromley regarding your usage.
- Designated caretakers for each site

Our Board meetings require 10-day prior notification, so if there are dates which you must “block out” kindly notify us in advance so that we may find to a mutually convenient meeting date.

Thank you for your attention to this matter,

The Bromley Village Association Board of Trustees

2025 BVA Board

Term Exp 2025 - John Collins, Liz Lowy, John Moriarity

Term Exp 2026 - Jon Mason, Sandi Finley, Steve Hyndman

Term Exp 2027 - Bill Cariste, Sandy Pangburn, Skip Omasta