



**Bromley Village Association
CLARIFICATION: Proposed 2026 Budget**

November 2025

The BVA budget for the coming year is in flux. By far, our largest expense is the 5-year contract with Bromley Property Services, and renewal negotiations are at an impasse.

BPS proposed a first-year increase of 23%, plus CPIs, starting May 1, 2026. After 6 months of negotiations and no agreement, we have a challenge to estimate 2026 expenses.

Our bylaws require members to approve an annual budget. Due to the impasse, we concluded it is advisable to use the 2025 Budget as a “placeholder” for our 2026 Budget, with dues to remain at \$1,900.

When finalized, if Property Service costs exceed the amounts in current BPS Agreement (expiring 4/30/26,) we'll submit an amended 2026 Budget for approval, including dues adjustments, if needed.

We expect to complete this task well before the June 2026 dues installment.

Respectfully,

The BVA Board of Directors

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