

# The Villager

Village Brooke Condominium Association

Vol #12 ~ #41 ~ December 2025

## President's Corner ~ December 2025

Hello Everyone,

Hope all of you had a Happy Thanksgiving and were able to spend it with your family and friends. If you were able to attend the Village Brooke Thanksgiving dinner, I heard it was a good one, thank you to all who made this dinner possible.

The office has been busy getting all the paperwork out for the end of the year. Everyone should have received their packets either by mail or email. If anyone is interested in becoming a board member, please complete the paperwork enclosed in the packet and notify the office immediately so that you can be placed on the ballot.

Recently we have received paperwork from Sarasota County with rules on changing exterior windows, doors etc. You still need to get board approval as before but also you need to have a county permit, and a license contractor installation. All information is in the office if there are any questions.

There is a Christmas toy box in the office: this was a great success last year and we are hoping to have the same results this year. Thank you all for your support.

The office and staff will have off during the days surrounding Christmas and Christmas day so that they may enjoy time with their families so please allow yourself to have time to get anything you need from office before these days.

I want to wish all our Village Brooke residents and their families a Merry Christmas and Happy Healthy New Year Together we can continue to make Village Brooke a great place to live in.

~ Diane Namish, President



**Happy Holidays to All!  
Have a Wonderful 2026!**



### Our Board

President: Diane Namish  
Vice President: Doug Sharkey  
Treasurer: Carol Rybczynski  
Secretary: Dawn Raymond  
Director: Jim Belle  
Director: Michele D'Ambrosio  
Director: Bill Frechette



### Contact Us

Phone: 941-922-0141

Emails: [villagebrooke1@gmail.com](mailto:villagebrooke1@gmail.com)

[villagebrookeoffice@gmail.com](mailto:villagebrookeoffice@gmail.com)

Website: [villagebrooke.com](http://villagebrooke.com)

Username: village-brook

Password: VB#Finan2024

### Office Hours

Monday-Friday

10 am – 2 pm

## HOA OFFICE CORNER

### UPDATES & REMINDERS



**URGENT: Please read the Plumbing Notice sent with this newsletter!** If you have tenants in your unit, be sure to advise them of this important information.

- A General Board Meeting will be held on December 9<sup>th</sup>, to include the Board review, voting in the 2026 Budget, and important updates in the community since July's meeting.
- The Annual Owners' Meeting will take place on January 13<sup>th</sup>.
- Occasionally a dumpster is missed on the regular pickup run. We immediately call in a pickup ASAP. **Please do not put your trash into an overflowing dumpster but take it to one nearby which has room.** Overflow creates both cleanup & pest problems.
- Recent thefts & vandalism on the property have occurred. Please call the police if you see suspicious or criminal activity. (Do *not* call the office after hours.)
- The Architectural Improvements form is now available on our website for you to print out. This is required for flooring updates & replacing windows, changes on lanais & on all entry doors.
- Also, we now have an "Application for Sale or Lease" form available on the site which can be completed by typing the information in.
- If you're a new owner or have changed the locks, please be sure the office has a key or entry codes to your unit. This is in Association rules & regulations.
- **Our Annual Holiday Toy Drive is on!** Please drop off new, unwrapped toys to the HOA office collection box. Let's brighten Christmas for kids who may otherwise go without. We support SPARCC, Mothers Helping Mothers, Children First & the Child Protection Center. **Every toy makes holidays brighter! Help make a difference today.**

Reminder to request visitor passes by email in advance of overnight guests. Please inform company to park in Guest Parking.

*Remember, the HOA office needs permission from unit owners or leaseholders to issue passes*  
*Thank you!*

Sarasota In the Know  
Find holiday events & happenings at  
[www.escape-to-sarasota.com/](http://www.escape-to-sarasota.com/)



**TUESDAY IS GAMES NIGHT**  
at Village Brooke! Join us  
at the clubhouse 6 PM &  
bring your favorite game!

December 2025

Dear Unit Owners,

As we continue our regular stack cleaning rotation, our plumbers have reported several recurring issues that need to be addressed to prevent costly plumbing problems for both individual units and the Association.

## **1. Eggshells in the Drains**

Please be aware that eggshells should never be put down the sink or garbage disposal.

- Eggshell fragments are hard, sharp, and do not break down easily.
- When processed through a disposal, they become a sand-like grit that settles in the pipes.
- This grit combines grease, soap, and other debris to form thick sludge.
- Over time, this leads to slow drains, clogs, and unnecessary wear on the garbage disposal.
- In multi-unit buildings, this buildup can accumulate in shared drain lines, increasing the risk of blockages that impact several units.

**Eggshells must be disposed of in the trash or compost only.**

## **2, Grease Buildup**

Pouring cooking grease down the drain is extremely harmful to the plumbing system.

- While grease appears liquid when hot, it hardens as it cools and sticks to the pipe walls.
- This narrowing of the pipes can cause major blockages in both your unit and the shared building lines.

**To prevent this, allow grease to cool and solidify,  
then place it in a container and  
dispose of it in the trash.**

Please note: If the kitchen sink becomes clogged and our plumbers determine the cause is grease or eggshells, the Association may hold the unit owner responsible for the cost of the plumbing repairs.

Thank you for your cooperation in helping maintain the building's plumbing systems and avoiding unnecessary damage and repair costs.

Village Brooke Management