

Centennial Homeowners newsletter

January 2026

A New Chapter in Community Management

As we continue our transition to Berkshire Hathaway, we'd like to thank everyone for their continued patience and understanding. We truly appreciate the grace our community has shown as we work through the details together. If you have any questions or need assistance, please don't hesitate to reach out to Lindsay Flynn via email at **centennialhoavicksburg@gmail.com** or by phone/text at **(269) 615-0723** – she's always happy to help.

Below, we'd like to introduce you to Lindsay and her management partner, Diane, and share a little more about the team who will be supporting our community moving forward.



Lindsay Flynn

Lindsay serves as the Director of Property Management for Berkshire Hathaway, a role she has held for the past 15 years. Prior to joining Berkshire Hathaway,

she worked for 10 years as a Regional Property Manager with Paragon Properties based in Detroit, Michigan, where she oversaw a portfolio of apartment communities throughout Southwest Michigan.

Lindsay has been in the property management industry since 2000, and her professional focus is to provide associations with a strong operational foundation. This includes clear structure, transparency in communication, and fiscally conscious decision-making and long-term planning. Her goal is to support Boards and communities by helping them operate efficiently, responsibly, and with confidence in the management process.

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Diane Bornhorst

Diane has worked alongside Lindsay for the past 14 years as an Assistant Property Manager and brings more than 40 years of experience in property management support and administration. Throughout her career, Diane has remained with Berkshire Hathaway and the former brokerages that transitioned into the organization, providing continuity, institutional knowledge, and long-standing dedication to the communities she serves.

Diane's primary focus is maintaining clear, accurate, and transparent financial records, including reconciliations and detailed reporting. She is committed to providing easy-to-understand financial summaries that support informed decision-making for both Boards of Directors and Co-Owners. Her attention to detail and consistency play a key role in ensuring the financial integrity and clarity of each Association.

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2026 Budget & Dues: What to Know

The Board has approved the 2026 Association Budget, with a continued focus on maintaining the long-term financial health of our community while being mindful of rising costs. Beginning in the second quarter of 2026, annual dues will increase by \$100 per household, reflected as a \$25 quarterly increase.

Quarterly due dates have also been adjusted to avoid coinciding with the Village's quarterly water bills, which are often a significant expense for many households. This change was made intentionally to help spread out costs and ease the financial impact throughout the year. Starting in Q2, assessments will be \$175 and due May 1, August 1, and November 1 (following this schedule, Q1 2027 will be due February 1). Payments may be made by mail, through your bank's bill pay system, or via the Propertyware portal.

A full copy of the approved budget and detailed payment information was emailed to co-owners on Friday, December 19, 2025. As always, please don't hesitate to reach out with any questions.

Clubhouse Event Center Reservations

As we continue the management transition, we've learned that not all clubhouse reservations were transferred as expected. To ensure nothing is missed, we encourage anyone with an upcoming reservation to reach out to Lindsay to confirm the date and details. For the time being, all new clubhouse reservations should also be made directly through Lindsay.

The Berkshire team is working diligently on our new community website and resident portal, which will include a calendar of events and fillable forms to make reservations even easier in the future.

For reference, current clubhouse rental fees are \$25 Monday–Thursday and \$50 Friday–Sunday. No security deposit is required, though cleaning fees will be applied if necessary.

Orange Snow Markers Replaced

The orange snow markers along the walking paths and parking lots have recently been replaced by the snow removal company. Some markers had gone missing earlier, which led to damage in along some common areas. Please help by leaving the markers in place and reminding children to do the same—they help protect our shared spaces during snow removal.

Safety Spotlight: Carbon Monoxide

Winter weather means our furnaces and heaters are working harder than usual. Carbon monoxide is colorless and odorless and because it mixes evenly in the air, having properly placed, working detectors really matters. Take a quick moment to check your carbon monoxide detectors, replace batteries if needed, and make sure outdoor vents are clear of snow to help keep your home safe and cozy this winter.



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