

## A MESSAGE FROM THE BOARD

With 2020 almost behind us, we're hopefully optimistic that Ohio will be well on its way to a full recovery from the Pandemic as Spring arrives – both from a health standpoint and an economic standpoint. If the pandemic persists, one issue that we'll need to address again is the opening of the pool in 2021. The Board will begin discussions at the January Board Meeting regarding the pool. We will contact everyone after that for your thoughts about opening the pool.

In regards to this newsletter it is our intent to create a new issue every 6 weeks or so. You can expect the next issue around February 1<sup>st</sup>. Please take the time to read each Newsletter. Our goal is to keep the line of communications open, and keep you up-to-date.

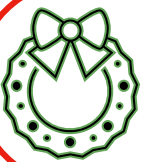
We wish you all a blessed Holiday and happy New Year in 2021! Stay safe.



## SNOW REMOVAL

In hopes of saving some money this Winter (and to help us grow our Reserve Fund) the Board decided to amend our A-to-Z Snow Removal contract. Rather than having them come out to plow and shovel each time we receive 2" of snow, we asked that it be changed to 3". With the milder Winters that we've had in recent history, this should reduce the number of times that we need their services. If we determine that this decision creates any issues, we will readdress it.

3"



Thanks to those who helped decorate the clubhouse this year. And thanks to everyone who decorated their own homes and yards this Holiday season. **Springbrooke looks great at night!**

## KNOW ANY GOOD VENDORS?

Do you need work done in your house? There was a suggestion made that the Board maintain and make available a list of vendors and contractors that have been recommended by other neighbors in our community. This "resident-approved" list might include a plumber, an electrician or a garage door repair company. If you have had any positive experiences with any local vendors let us know and we'll add them to the list.

## ...AND SPEAKING OF CONTRACTORS

Please be courteous towards our contractors! If you are ever unhappy with what our lawn, pool or lake services companies do (or don't do), you need to let our management company know about it – not the folks who are performing the work. These crews only do what their bosses instruct them to do. In addition, they are instructed not to perform any tasks requested by individual property owners.

CONTACT US



**REMEMBER:** All questions, issues, comments and concerns must be addressed to our Managing Agent at Towne Properties first. This can be done on the [Contact Us](#) page of our website.

## Your Current Board

George Hurbanek	President
Judy Lukas	Secretary
Joyce Swiadek	Treasurer
Vicky Gillenwater	At Large
Jim Yokajty	At Large

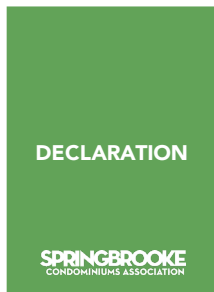
## OUR GOVERNING DOCUMENTS

Condominium associations are governed by three types of documents – two of these comply with the requirements of Ohio Condo Law and are filed with Montgomery County. The third is created and adopted by the Association’s elected Board of Directors, per the authority given to them in the Association’s Bylaws, and using information and restrictions contained in the legal documents. All documents should have been provided to you when you purchased your unit. If you do not have any of them, they are available on the Springbrooke web site, or by clicking the links below.

### Declaration

This document contains a legal description and “declares” the property as a condominium association.

[Download Declaration](#)



[Download Bylaws](#)



### Bylaws

This document **controls the internal governmental operation** of the association itself.

- Day-to-day operational procedures
- Responsibilities of the Association
- Responsibilities of Board Members
- Owner voting rights
- Association responsibilities vs. owner responsibilities

### Owner Handbook

This document contains common sense “Do’s and Don’ts” of living here at Springbrooke – to ensure safety and respect for everyone.



[Download Handbook](#)

The Handbook contains information about:

- Common vs Limited Common areas
- Exterior betterment guidelines
- Fee collection policies
- Swimming pool use
- Parking policies
- Pet policies
- Satellite Dish regulations
- Complaint procedures
- Etc.

## WHAT’S YOUR NEW YEAR’S RESOLUTION?

How about a resolution to become a more active member of the community in 2021? In our first newsletter we wrote a paragraph about COMMUNITY INVOLVEMENT. We realize that the Pandemic dictates that we not gather, but that doesn’t mean we can’t start planning for a couple of committees right now.

To get the ball rolling, one of our Board members has a great idea that maybe you would like to help get off the ground. Let’s call it the **Community Action Help Board** (for now.) This new committee would be responsible for soliciting help FROM our residents, FOR our residents AND our community. This might include connecting a neighbor with a another neighbor who requires assistance with something like picking up groceries or changing batteries in a smoke detector. Or it might be a specific community need, determined by the Board. Such as looking for help from neighbors who own powerwashers to help wash the pool deck. If you think you’d like to lead this committee, let us know. And of course if you have any other ideas for a new committee you’d like to create, let us know. We’d love to help you keep your New Year’s resolution.

### MARK IT ON YOUR CALENDAR!

The next Springbrooke Condominiums Annual Association Meeting is on **TUESDAY, MAY 4 at 6:30PM**

*Location of the meeting will be determined as we get closer to the actual date.*



**NOTE:** If you ever have **ANY** questions, concerns, ideas, comments, compliments or information that would benefit all of us, please submit your thoughts by clicking on this button.



**CONTACT US**



# ANSWERS TO YOUR QUESTIONS

Thanks to those who expressed their concerns and submitted their questions through our website. Below are the questions we received since sending out the first newsletter, and our responses to each of them. Keep the communications coming. We'd also love to hear about the positive things too.

- 1. Three of our residents expressed concern about the latest fee increase, and offered additional details regarding fee hikes since moving into Springbrooke. One felt they saw a 50% increase in the last 4.5 years. Another believed they saw a 27.89% increase in the last 26 months. The third stated that their monthly rate rose from \$180 to nearly \$250 in 11 years.**

Over the past couple of years we have definitely seen some fee hikes. 9.5% in 2019, and 3% in 2020. In looking over the last 11 years of records we determined that the actual average yearly raise (including the recent hikes) has been exactly **3%**. So someone living in one of the Walden Home Models who paid \$316.43/mo this past year, would have paid right around \$229/mo 11 years ago.

The monthly fees that are collected contribute to two funds – our *Yearly Expenses* and our *Reserve Fund*. By Law our Community is required to contribute to our Reserve Fund each year. The Reserve Studies that we do every 5-7 years dictate the amount of money that we should aim to have in our Reserves. At right is a chart that shows when monthly fees have been raised and how much money we had in Reserves at the end of each year. Note what happened to our reserves when the decisions not to raise fees for six straight years were made. Your current Board is working diligently to get our Community back in a position where we are more financially secure as a business.

Our next big expense is redoing our roads in 2022, at an estimated expense of \$160,000. So, although the decision to raise monthly fees is never a fun task, it is necessary if we want to maintain a great neighborhood to live in, while also complying with Ohio Law.

	% Increase	Reserve s
2008	0	\$ 33,425
2009	+ 8%	\$ 47,074
2010	0	\$ 65,600
2011	0	\$ 82,390
2012	0	\$ 35,942
2013	0	\$ 43,326
2014	0	\$ 43,333
2015	0	\$ 13,338
2016	+ 3%	\$ 3,340
2017	+ 15%	NA
2018	0	\$ 59,528
2019	+ 9.5%	\$ 114,541
2020	3%	TBD

- 2. Why are decisions regarding fee increases not open to vote by the entire community?**

It is important to remember that a Community Association is a business, and as such is subject to a corporate form of governance. One of the most important duties of your elected Board of Directors is to operate that business in a manner that it believes to be in the best interest of the entire Association, while maintaining property values that make our community a safe and desirable place to live. When you decide to purchase a condominium you are receiving a degree of “carefree” style of living, in exchange for delegating some decision-making authority. In that sense, a Condo Association is not a democracy. It does not entitle owners with the right to vote on everything, including the raising of condo fees to provide sufficient income. All owners, however, do have the right to run for election to the Board so that they may participate in the business process.

- 3. Can we add a second email address to mailing list that is used for eMail Blasts?**

Unfortunately, the email distribution system used by Towne Properties is only capable of pulling one email address per household from their owner information file.

- 4. What happened to the \$ from not opening the pool?**

The amount of money budgeted for pool expenses in 2020 was \$6,730. The actual expenses (permit, closing, chemicals) totaled \$1,387. The decision was made to use some of the remaining pool budget to paint the pool – at a cost of \$3,261. The remaining amount was put toward our tree trimming budget.



**CONTACT US**

