

# SPRINGBROOKE COMMUNITY *Connections*

springbrooke.org

ISSUE 001

November 1, 2020

## A MESSAGE FROM THE BOARD

Welcome to our first issue of **Connections**. Our intention for this publication is twofold: first; as a means of keeping all of us informed about things going on in our neighborhood; and second, as a way of building a spirit of community and friendship among all of us. In talking to some of our longer-term residents over the past couple of years I learned that Springbrooke used to be a vibrant social neighborhood, with lots of social events and involved residents. I'm not sure when or why that all changed, but I'd like to see us resurrect some of that. Namely the sense of belonging and the feeling of responsibility that comes with being an important part of a small community. This of course won't happen overnight but we have to start somewhere. If you have any thoughts or concerns please feel free to submit them online by going to our neighborhood website [www.springbrooke.org](http://www.springbrooke.org).

**Jim Yokajty** – Board Member at Large

## HOUSE PAINTING

CertaPro Painters is contracted to paint all the exteriors of the buildings in Springbrooke. All of the buildings on Donamere Circle were painted in 2019. An additional 11 house on Brookmeadow were done this past year. They are painting the front door and frame, garage door and frame, porch ceiling, vents and trim. Below is the schedule for the rest of our community.

2020	2021	2022
7060	7204	7201-7209
7080	7210	7221-7229
7110	7216	7241-7249
7142	7222	7251-7259
7150	7228	
7158	7234	2023
7166	7242	7107-7109
7174	7250	7121-7129
7182	7258	7141-7149
7190	7266	Clubhouse and Pool Fence
7198		

**Garage Doors and Trim**  
Sherwin Williams  
7570 Egret White

**Entry Doors**  
Sherwin Williams  
7617 Mediterranean



## MOWING, MULCHING AND SNOW REMOVAL

**A to Z Landscaping** will continue to handle our landscaping needs in 2021. They will be taking care of mowing, trimming, shrub pruning, weeding, edging, mulching and snow removal.

**NOTE** that there will be mulch installed in 2021. It is scheduled to be done the first week of May. Some residents have expressed concerns that the mulch near their homes is too thick. A to Z does not provide a mulch removal service, so you might consider taking care of that yourself prior to the mulch installation.



## CEMENT CURBS AND GUTTER REPAIR

This coming Spring you'll see **Houser Concrete** trucks in the neighborhood. They will be repairing/ replacing curbs and gutters in seven locations, mainly towards the entrance of our community.

**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

<b>George Hurbanek</b>	<i>President</i>
<b>Judy Lukas</b>	<i>Secretary</i>
<b>Joyce Swiadek</b>	<i>Treasurer</i>
<b>Vicky Gillenwater</b>	<i>At Large</i>
<b>Jim Yokajty</b>	<i>At Large</i>

## SOCIAL ACTIVITIES

Over the past couple of years some of our residents have taken the initiative to set up and organize events to help introduce neighbors with neighbors. We have had monthly Coffee and Donuts, an Ice Cream Social, a Pool Picnic, a Cookout in the Parking Lot, a Christmas Party and trips to Centerville HS to see the musicals. We hope to see more of you at these events this coming year (as COVID allows).

And we of course are always open to new ideas, especially if you're willing take the lead on your idea. Maybe it's a golf outing, or a group visit to the AF Museum or a hike at one of our local parks. We know not everyone is able to attend every event but we would love the opportunity to meet more of you. Keep an eye out for announcements regarding Springbrooke events.

## RESERVE STUDY AND COA DUES

Several days ago everyone should have received a copy of the Reserves Study and the announcement by the Board that dues are being raised 5% in 2021. If you did not receive this communication, please contact Cindy Hess at Towne Properties using the CONTACT US page on the website. Or contact her by phone at 937-222-2550.

## THE COMMUNITY HANDBOOK

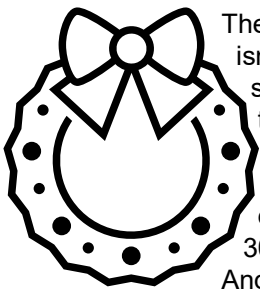
We ask that all of our neighbors become familiar with the Community Handbook. The handbook not only explains the Rules of our community, it is also a great Resource of Information.

*The difference between common and limited common areas*  
*What are the Owner responsibilities and Association responsibilities*  
*An explanation of various condo legal documents*  
*When Centerville picks up trash on holidays*  
*How to request an alteration to the exterior of your unit... AND MORE*



Download the Handbook from the **Owner Information page** on our website.

**NOTE:** If you ever have **ANY** Questions, Concerns, Ideas, Comments, Compliments or Information that would benefit all of us, please submit your thoughts on the CONTACT PAGE of our website.



The Christmas Season isn't that far away. Let's see if we can **light it up** this year. Just remember that our bylaws state that you can't hang decorations earlier than 30 days before the holiday. And you must take down the decorations within 2 weeks after the holiday.

**NOTE:** If you'd like to help us decorate the Clubhouse this season please contact us to volunteer. We can always use some help. And if you have extra wreaths or garland that are still in good shape after you downsized and moved to Springbrooke, please let us know, We might be able to use them.

## COMMUNITY INVOLVEMENT

Several of our Board Members have said that some of our neighbors expressed interest in starting some committees. A Welcome Committee aimed at new residents was one idea. Another was a gardening group that might help maintain some of the flower beds in our neighborhood. If you have an idea, or a desire to start a group or committee, submit your request on our website at [www.springbrooke.org](http://www.springbrooke.org).

## OUR POOL

Let's all "pool" our collective positive thinking together and hope that COVID won't affect our ability to enjoy the pool next summer. One positive thing about being forced to close the pool is that it gave us the opportunity to repaint it – which had been on the To-Do list for a couple of years. When we get nearer to Memorial Day we will send out a communication regarding the status of the pool. We look forward to seeing everyone there this summer.

# ANSWERS TO YOUR QUESTIONS

Our apologies for the delay in responding to the questions some of you sent in through the website. We knew that some of the answers would be answered in the Reserves Study that you should have received yesterday, so we decided to wait until you had a chance to read the Study. If you haven't done so you are strongly encouraged to read through the Study. It will help make clear the projects that are planned and how we're going to get those plans done.

Always remember that any questions concerning the community should be directed to Cindy Hess, our Managing Agent at [CindyHess@towneproperties.com](mailto:CindyHess@towneproperties.com) or 934-222-2550.

**1. Is there a plan to pave the roads in our community?**

Yes, there is a plan in place to pave the roads in a two-phase project in the 2022/2023 timeframe. Please see the Reserve Study for detailed information about this project.

**2. There was a tree removed between XXXX Donamere and my neighbor, when will it be replaced?**

There is no current plan to replace any of the dead trees removed from common area property in 2019 and 2020. On occasion, owners have asked for permission to plant replacement trees in the common area at their expense. Such a request may be granted if properly requested by submitting the Architectural and Landscape Improvement Application form with detailed information about the proposed tree. Please note that once a tree is planted in a common area by an owner it becomes the property of the Association.

**3. Is there a plan to add more trees between pond and 725 at east end of property?**

There is no current plan to replace the removed dead trees. However, because the trees along Alex-Bell Road can buffer the community from the traffic on that street, the Board will consider this improvement along with other potential projects.

**4. Is there a plan to remove "muck" along banks of east end of the pond? It looks bad.**

We believe you're referring to the scum along the banks that was persistent at the east end of that pond this summer. The situation was caused by the dredging of the pond this year. The pond is fed by a creek on the northwest end, and it continues flowing out the east end of the pond. Opening up the west end of the pond caused matter to flow through the pond and get caught at the dam on the east end. Mother Nature usually takes care of removing anything caught at the east end of the pond during heavy rain storms. Note that algae growth in both ponds on the property is treated by Lake Doctors, who did apply the proper chemicals as scheduled this year.

**5. The mulch is piled too high. Is there a plan to remove before new mulch added?**

No, our contractor does not remove existing mulch before adding new. Owners may remove excess mulch from their limited common areas (mulched beds that abut their units) before next year's mulching. If you share a limited common area with a neighbor, as in the case of the 3-unit buildings, it would be a good idea to work with your neighbor when doing this as you could affect plantings that your neighbor may have made. Removed mulch should be disposed of using your regular Centerville trash removal service; i.e., bagged and placed in their regular trash receptacle.