

WHERE DOES THE MONEY GO?...

is a valid question, and one we as board members frequently hear. Your board wants to bring you answers.

Grounds care is our largest annual operating expense, followed by insurance and then general maintenance. The first two, grounds care and insurance, are contracted which makes them easy to predict with some accuracy. General maintenance, however, is a completely different story.

As our community ages, unforeseen maintenance/repair needs have surfaced as one of our most pressing funding issues. Additionally, operating expenses for general maintenance have historically been underestimated, which has proven detrimental to the annual bottom line. In response, we've significantly increased our 2021 budget to better reflect reality.

In our efforts to be totally transparent in all matters of community finance, we plan to share details with you in the future regarding our efforts. In subsequent newsletters be on the lookout for a section called *What Have You Done For Me Lately?* This is where you will find a listing of all recent general maintenance and repairs, and the addresses where the work was performed.



SPRING IS ALMOST HERE

Once Spring arrives you can expect to see AtoZ Landscaping in our neighborhood every Wednesday for mowing. Of course, if it rains Monday, Tuesday or Wednesday they will be delayed a day or two.



LOOKING FORWARD TO SUMMER!

Last year, the pandemic forced our community to close our pool. We want to do everything we can to open the pool this coming Memorial Day weekend. The Board has started considering ways we can open the pool and still satisfy State COVID Regulations (and not have to hire someone to monitor the pool and regularly disinfect the restrooms).

Initial thoughts are that we'll probably limit days of the week and times of the day that the pool is open. Also, so there are no surprises... if the pandemic persists only residents will be permitted to take advantage of our pool. As we get closer to pool season we may send out a "Pool Monitor" sign-up sheet for those willing to take shifts overseeing the pool and cleaning the restroom. It would be a shame to let another summer go by without one of our best amenities – the pool.

NOTE:
Past Newsletters can be viewed and/or downloaded from our website



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

DON'T FORGET TO JOIN A COMMITTEE

In an eMail Blast that went out at the end of December we unveiled our idea for starting several Neighborhood Committees. We did have a few neighbors contact us to get involved, but we could use a few more. Below is a brief follow-up from each committee since sending the eMail Blast.

To join one of the committees, use the CONTACT US page on the Springbrooke.org website. Either the Chair of the Committee or the Board Member who sponsors the committee that you're interested in will contact you directly.



The pandemic has certainly put a pause on all the Springbrooke social activities. When we're allowed to meet again the **Social Events** committee will organize monthly Coffee & Donuts, a Spring Wings 'n Things Potluck, a Summer Pool Opening Cookout, an end-of-season Ice Cream Social, a Fall Potluck and a Winter Blues Happy Hour. Christi will continue to chair this committee, and hopes that all her previous helpers – Mary, Mo, Ann, Deb, Ruth and Kelli – will continue to help out.

Sponsoring Board Member Jim Yokajty



The **Helping Hands** committee is where we need the most support. Joy has agreed to Chair the committee, and will work with Vicky to establish the role of this group in our community. We hope to gather a pool of handymen and women willing to help neighbors with small tasks and home projects when needed. You won't be expected to take on any projects that you don't feel comfortable with. Our goal would be to create a list of at least a half-dozen folks willing to help when needed.

Sponsoring Board Member Vicky Gillenwater



We haven't had any takers yet to chair the **Welcome Home** Committee. It would be great if we had one of our longer-tenured neighbors act as Welcome Ambassador for Springbrooke. Our Management Company of course takes care of sending all pertinent information to new residents, but it might be nice if it were hand-delivered by a neighbor. Maybe along with a fresh-cooked batch of cookies.

Sponsoring Board Member Judy Lukas



Thank you to Gaye and Eileen, two of our neighbors who have volunteered to serve on the **Green Thumb** Committee. There is still plenty of room for a few more "thumbs" to join in the fun, so don't be shy! As noted before, gardening experience is not necessary. Planning for the season will begin in March, so come, meet some new friends and join in as we celebrate Spring by bringing a lovely new look to Springbrooke's front entry area.

Sponsoring Board Member Joyce Swiadek

NEIGHBOR-RECOMMENDED VENDORS & CONTRACTORS

HEATING & AC

Moe's Heating & Cooling 937-277-5232

FLOORING

Bockrath Flooring & Rugs 937-438 0870

FIREPLACE

Dayton Fireplace 513-827-9210

PLUMBING & REMODELING

Franklin & Main Plumbing 937-231-7315

GARAGE DOORS

Kettering Overhead Door 937-293-6477

RECOMMENDED VENDORS

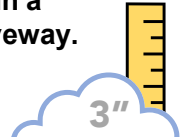
In our last issue we reached out to you for any vendors that you've contracted with in the past that you would recommend. Here are the suggestions that we received. We will include an updated list in each subsequent newsletter.

ANSWERS TO YOUR QUESTIONS

We received one question through the CONTACT US page. Please continue to let us know what's on your mind.

1. I am very disappointed in the 3 inches of snow rule. ...the main reason for buying/living in a condo is to not have to worry about safety and snow/ice clearing of my sidewalk and driveway. I certainly think that should be included in my monthly HOA fee.

As we acknowledged in the newsletter, if it's determined that our decision creates any issues we will readdress it. We certainly don't want any decisions to affect the safety of our residents. If needed, we can easily amend our snow removal contract with AtoZ, back to the 2-inch snow limit.



... AND THANKS FOR THE POSITIVE COMMENTS TOO!

CONGRATULATIONS ON THE NEWSLETTER. IT LOOKS GREAT AND I AM VERY PLEASED WITH OUR BOARD MEMBERS' ATTITUDE AND ENTHUSIASM IN MAKING OUR ASSOCIATION A GREAT PLACE TO LIVE.

I JUST WANTED TO SAY THAT THE NEWSLETTER IS VERY WELL DONE AND A GREAT IMPROVEMENT TO OUR COMMUNITY. I ALSO APPRECIATE THE STEPS YOU ARE TAKING TO IMPROVE OUR FINANCIAL POSITION. YOUR WORK IS APPRECIATED AND MAKES THIS A BETTER PLACE TO LIVE!



Some Board Humor



CONTACT US

