

A MESSAGE FROM THE EDITOR

Hello Spring! and Goodbye COVID! It's about time we all got back to normal.

The mulch was laid a little sooner than we had thought, but it looks fantastic. When you see the workers from AtoZ in our neighborhood, make sure you let them know how great everything looks.

And soon you will begin to see the results of our Green Thumb Committee. In this newsletter are three flyers containing information on each of the three newly-formed committees. We would love to see more and more people involved .

I'm looking forward to seeing all our neighbors outside once again. Have a great Spring!

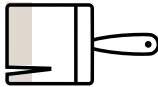
Jim Yokajty, Board Member at Large

SOME NOTES...

HOUSE PAINTING

Just a reminder that CertaPro Painters is scheduled to paint the following houses in 2021 (front door and frame, garage door and frame, porch ceiling, vents and trim).

7204	7210	7216	7222	7228
7234	7242	7250	7258	7266



CURBS AND GUTTER REPAIR

Houser Concrete will be repairing some curbs and gutters early this Spring.

YES, THE POOL WILL BE OPEN!

Barring any drastic changes regarding social distancing protocols in Ohio, the pool will open starting on Memorial Day weekend this year. We may still be required to follow some Health Administration guidelines regarding the sanitizing of the bathrooms, but we fully plan to open the pool on that holiday weekend. We will provide details in an eMail Blast as the date draws nearer.

COMMITTEES

Thanks to all of you who stepped up and volunteered for the various committees so far. It's great to see so much excitement.

The following pages contain a flyer for each one of the committees. Please read these to familiarize yourself with the things that each of these groups offer us as a neighborhood.



GREEN THUMB



SOCIAL



HELPING HANDS

ANNUAL SPRINGBROOKE CONDOMINIUMS
ASSOCIATION MEETING

**MARK IT ON
YOUR CALENDAR!**

The Springbrooke Condominiums
Annual Association Meeting is on

TUESDAY, MAY 4 at 6:30PM

*Kettering American Legion
5700 Kentshire Dr., Kettering, OH 45440*

See Page 3 for Details

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

CONTACT US



SO, WHAT HAVE YOU DONE FOR ME LATELY?

In our efforts to be totally transparent in all matters of community finance, below you will find a list of **maintenance projects performed in the last couple of months.**

- Siding damage fixed at 7204 and 7210
- Street signs damaged by high winds have been replaced
- Landscape beds have been edged and mulched
- Termite protection has been provided for 7251-7259 Brookmeadow
- Snow removal was done promptly following the major storm in February
- The bylaws were retyped to incorporate the recent pet policy clarification, and in an effort to make these documents much easier to read.
- Pond treatment by Lake Doctors

Upcoming Projects:

- Curb and Gutter repairs have been contracted and work will begin soon
- Replace dead trees removed around the pond
- Power washing siding and fences
- Repair of two brick walls at entrance

Projects Under Review

- Timing for major street repairs identified in 2020 Reserve Study
- Timing for repair of driveways where cracks have been documented

The **City of Centerville** also sends out its own e-Newsletter that might be of interest to you. In addition, you can sign up for various eNotifications as new information is released regarding information such as events, concerts, road closures, trash schedules, etc.

[Click here to register >](#)



NEIGHBOR-RECOMMENDED VENDORS & CONTRACTORS

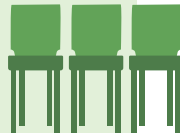
Moe's Heating & Cooling	937-277-5232
Bockrath Flooring & Rugs	937-438 0870
Dayton Fireplace	513-827-9210
Franklin & Main Plumbing	937-231-7315
Kettering Overhead Door	937-293-6477
Scott Britton Painting	937-602-5108
Mattox Woodworking	513-368-6778
Dayton Hometown Pest Control	937-306-1538



Some Board Humor



TALENT SEARCH: Are there any experienced upholsterers that are willing to donate some time toward reupholstering the bar stools in our clubhouse? Send us a note through our website if you can help us out.



SAVE THE DATE!

The Annual Meeting of Homeowners for the Springbrooke Condominium Association will be held on **Tuesday, May 4, 2021, at 6:30 PM**. Because it is unknown at this time what the COVID-19 restrictions will be for gatherings on that date, your Board has again reserved the **American Legion Hall in Kettering** for this year's meeting. More information about any state or local regulations in effect at that time, as well as a meeting agenda, proxy, and directions to the facility, will be sent to you in April.

We do want you to know, however, that there are two Board Director positions open for election this year so that you may consider volunteering to serve your community. Here is some information on what being a volunteer board member involves:

Currently, board meetings are held on the third Tuesday of each month at 5:00 PM in the Clubhouse and last from 60 to 90 minutes. Directors are covered by insurance and have a duty to look at problems for the best interests of all the owners and residents. Directors are not required to handle phone calls or email from owners, as those are addressed by our management company. Computer proficiency is desirable as some board actions can be accomplished via e-mail communication in between or in lieu of meetings.

Directors are provided with educational booklets and have the ability to attend free educational training sessions offered by our legal representative. By a majority vote, the Directors decide upon all the financial and physical aspects of our community. It is a great way to learn about condominium ownership and our neighborhood, while giving you the satisfaction of helping others.

Some good reasons for you to volunteer to serve on the Board include:

- Protect your property value and maintain or even improve the quality of life in your community. Help with creative projects like community beautification.
- Suggest improvements with landscaping/snowplowing/maintenance.
- Be sociable. Meet your neighbors, make friends, and exchange ideas.
- Give back. Repay a little of what has been done for you.
- Advance your career. Build your personal resume by including your community volunteer service. Network with other professionals.
- Have some fun accomplishing good things with your neighbors. Association work isn't drudgery.
- Your contributions will be recognized and celebrated by your neighbors.

If you are interested in running for the Board of Directors at this year's annual meeting, please contact our **Managing Agent Cindy Hess** for an **Application for Board Election** at **937-222-2550** or **CindyHess@towneproperties.com**. Note that nominations can also be taken from the floor of the annual meeting.





GREEN THUMBS COMMITTEE

Spring is here and the Green Thumbs Committee is eager to get their hands dirty! Our goal is to enhance the beauty and character of our Springbrooke Community by cleaning, planting and tweaking some of the community areas.

Priority for this year is the entrance to the community but we will be branching out into other areas as time and staff permits. Most of the the projects will be low or no cost, such as:

- cleaning out, deadheading and trimming out perennial beds
- repurposing plants when appropriate
- checking for weed control and/or weeding
- planting annuals
- planting pots of flowers
- watering pots and specific community areas
- fertilize plants as needed
- picking up, sweeping up and disposing of debris
- digging out and replacing overgrown flowers, grasses and small bushes

Behind every successful garden committee is a dedicated team of individuals willing to make a commitment to plan, plant, nourish and maintain. We welcome you to come join us in our endeavor to enhance our community. You do not have to commit to a certain day or amount of time - just join in the fun! If you would like to help or have any questions, please email Gaye Fraley at gayefraley@gmail.com.

We are so excited to get started and can't wait to see what blooms!



HELPING HANDS COMMITTEE

Great News! The Helping Hands Committee is off and running. Our purpose is to match homeowners who need a occasional helping hand with homeowners who are willing to help out. We envision this to be a short term project and one that does not require major expertise or licensed skills. There is no cost involved for those asking for help and no fee for those willing to lend a hand. It is just good old fashioned neighborliness. We have listed below some possible areas where you might need help. This list is not all inclusive, please feel free to ask for what you need. If you are not sure what you need or how we can help, reach out to Joy and let's see what we can figure out.

- Replacing lightbulbs in house or garages
- Help with Setting up small appliances like Instant Pot, etc
- Moving light furniture for cleaning or decorating
- Help with cell phones, tablets, computers or other electronic devices
- Hanging pictures or decorative objects
- Book suggestions in specific genres for those who like to read on electronic devices
- Starting a puzzle/book bank for everyone to use
- Help setting up grocery pick up services
- Taking down and putting up drapes, blinds or curtains after cleaning
- Short term help after surgery or other medical emergencies, walking the dog, picking up groceries, etc

Social distancing, masks and all other covid safety precautions will be observed.

If you have an Interest or expertise in any of these areas and would like to volunteer, please email Joy at joyka48@gmail.com

If you need a Helping Hand, please contact Joy Karl, 7250 Brookmeadow Dr, joyka48@gmail.com or by phone or text at 937-371-8176. Leave a message if by phone and I will call you back.



SOCIAL COMMITTEE

It has been a long year of social distancing, but this summer looks promising for social activities to begin again, and Springbooke community is ready to meet, greet and socialize with our neighbors!

We're going to start off the summer with a "get to know you" gathering at the Pool Opening on Saturday, May 29. We will send out an eMail Blast with details a week or two prior to the event, and will post flyers at every mailbox location. (We'll do this every time we have a planned neighborhood event).

The monthly Coffee and Donuts will begin on June 17 and continue on Third Thursdays (July 15, Aug 19, Sep 16, Oct 21, Nov 18 and Dec 16)

Looking ahead we plan to hold one event each quarter and here are the themes and dates - although we will confirm that as we get closer to each date.

- August 28 – Summer Cookout
- December 4 – Holiday Appetizers and Desserts
- February 26 - "Bring-Your-Favorite-Chili" Cookoff

As we did before the pandemic we will also offer opportunities for anyone who would like to go as a group to Centerville High School musicals and plays. If you don't already know, Centerville residents over 65 years of age can attend all high school events for free. You can email me at the address below and I can help you obtain a pass.

Currently there are 5 of us on the Committee. But we will always accept more help and volunteers. If you have an Interest in joining the friendliest and most social committee in the neighborhood, please email Christi at cyokajty@gmail.com.