

SPRINGBROOKE COMMUNITY Connections

springbrooke.org

ISSUE 006

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A MESSAGE FROM THE EDITOR

What a great summer so far! After a chilly day for our opening pool party on Memorial Day weekend, the weather lately has been perfect. And it's great to see so many of you taking advantage of the pool.

It's also been nice conversing with those that have attended our first two "Coffee & Donuts" this year. We hope to see some more new faces at our next Coffee on Thursday, August 19 at 9am. Who can resist a handful of donut holes from Bill's Donuts? Or the handmade pastries made by some of our neighbors?

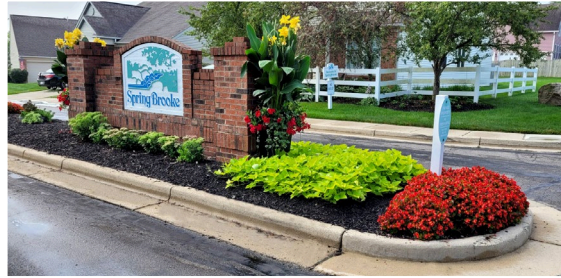
Also in August, don't forget about the Annual Community Cookout (details on page 2). My apologies for the delay in getting a July newsletter out. Summer seems to have gotten in the way.

Jim Yokajty, Board Member

Welcome to our newest neighbors...



Michael and Patricia Cope



Hats off to the **GREEN THUMB COMMITTEE** and all of the volunteers who havestepped up to help with watering each week. Our entrance looks fantastic!



can't quite reach your light bulb?



need help hanging your vacation photo?



need a break from walking your dog?



need help picking up groceries today?



need help setting out the trash?

HELPING HANDS COMMITTEE:

We have neighbors that are willing to help out neighbors with small household tasks. Contact **Joy** via email at joyka48@gmail.com



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>
Rick Kuhn	<i>Secretary</i>
Joyce Swiadek	<i>Treasurer</i>
Vicky Gillenwater	<i>At Large</i>
Jim Yokajty	<i>At Large</i>

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UPCOMING PROJECTS...

DRIVEWAY REPAIRS

The Board of Directors walked the neighborhood to review the status of all the driveways in Springbrooke. There are a handful of residences that are need of repair (some of which have been long overdue). After our July 20th Board meeting, we contracted with Houser Concrete to repair/replace portions of driveway on Brookmeadow at 7105, 7201, 7225, 7250, 7255, 7251, 7174 and on Donamere Circle at 2381, 2390, 2378, 2329. Unfortunately, due to weather delays in Houser's 2021 schedule, our driveways will probably be pushed back to 2022. Later next year we will again review all of the driveways to determine if any more are in need of repair.

RESURFACING OF OUR NEIGHBORHOOD ROADS

The 2020 Reserves Study called out the need to resurface our roads in 2022/23. This projected expense was one of the reasons the monthly condo fees were raised last year. There is no doubt that our roads are in need of repair. Rather than continue to simply patch them we determined that we're actually in a position right now to completely resurface them. Again, Houser Concrete will be doing the work on our roads. The work is scheduled to be done in 2022.

IRRIGATION SYSTEM

Our irrigation system has been giving us headaches for years. Kettering Irrigation has struggled to help with various repairs because when our development was built there were no requirements for the builder to provide a diagram of exactly where all the irrigation heads and sensors are located. We are currently discussing what it would take for Kettering Irrigation to research and map out where everything is, so that future repairs can more easily be done.

We'll fire up the grill and provide the hot dogs and hamburgers. The fixin's & paper goods are also provided. Please bring your **own drinks** and a **dish to share**.

Last names A-L bring salads
Last names M-Z bring desserts

We plan to utilize the pool deck – but if it rains we'll simply move the party into our community clubhouse.

We have a friendly community – come on out to meet or reconnect with your neighbors!



**3rd Annual
Community
Cookout**

**Saturday August 28th
from 11am - 3pm**

RECENT PROJECTS FINISHED OR IN-PROGRESS...

In our efforts to be transparent in all matters of community finance, here is a list of some of the maintenance projects performed in the last couple of months, and some that we are currently working on.

CERTAPRO PAINTERS painted the exteriors of condos included in Phase III of our 5-year cycle of maintaining the exteriors of all the buildings.

AMERICAN LEAK DETECTION was contracted to determine where our pool was leaking water. They located the leak around one of the lights in the pool, and installed a temporary patch. We will pursue a more permanent solution once swim season is over.

TOTAL RESTORATION SERVICES was contracted to mitigate a mold issue in the downstairs ladies' restroom in the Clubhouse. And then to re-drywall and re-paint the room, returning it back to a usable restroom. We have run into a few glitches along the way and apologize for the inconvenience this delay may have caused.

TOWNE PROPERTIES was called upon a couple of times. The most recent work is power-washing buildings in about a third of the community. They also did some wood repair around a couple of windows in the neighborhood and added some downspout extensions in several places. In addition, they cleaned out the gutters at the Clubhouse recently.

COPELAND ROOFING did some minor repairs at 7216 Brookmeadow.

KORRECT PLUMBING repaired a PVC pipe in the Pool Closet.

XENIA PAINT & GLASS re-caulked the top row of windows on the back of the Clubhouse.

GOOSEBUSTERS continued their geese management services.

THE LAKE DOCTORS continued their pond management services.



NOTE: for those of you who use the pool or the weight room, the Ladies' Restroom is closed temporarily. Please use the Men's Room on the same floor. It has been designated a Unisex restroom. Use your pool key to enter the double doors on the pool deck.

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



Springbrooke Committees



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