

A MESSAGE FROM THE EDITOR

Your Board of Directors continues to work diligently to keep our community and its amenities up-to-date and in great shape. In support of these goals we have been working hard to develop a realistic 2022 operating budget. We have reviewed contracts with vendors (in some cases opting for new vendors) and re-looked at our processes and procedures - all while making sure that every decision we make on your behalf helps realize the plans set out in the 2020 Springbrooke Reserve Study.

After nailing down the budget and gaining an understanding of future projects laid out in the Reserve Study, we decided we need only raise the 2022 monthly COA fees by 3%, most of which covers an increase in the Standard of Living.

If you recall, the Reserve Study that was done in 2020 proposed a 6.2% hike for 5 straight years (through 2025). Your Board has made great efforts to keep costs down, maintain the integrity of our properties, and accrue money in our Reserves for future projects. As a result, we are confident and pleased that we've been able to keep the increase to 3% and be able to do this while ensuring that Springbrooke is still a great investment and a great place to live.

We thank you for your trust in the Board members that you've elected and hope that you continue to support all that we do. We truly are working FOR you.

Jim Yokajty

Vice President, & Newsletter Editor

After the resignation of our President, the Board appointed Springbrooke resident Patricia Schindler to fill out our 5-member Board.

WELCOME TO OUR NEWEST BOARD MEMBER PATRICIA SCHINDLER

Ms. Schindler has gained many years of management experience throughout her career. The last 14 years Pat worked in the property insurance industry as a Senior Specialist in Property Homeowner Insurance. In this position she advocated Property Claims for major mortgage companies, working directly with their clients on their homeowner claims.

She enjoys going to concerts, decorating and gardening (even though, as Pat says, "I can't get the simplest perennials to grow"). She also says she is "very excited to join the Board of Directors as Springbrooke's new Secretary". The Board is looking forward to what Pat can bring to the table, and appreciate her willingness to serve.

**Welcome to our
new neighbors...**

**Barbara and
Bill Barnickle**



"Life starts all over again when it gets crisp in the fall."

F. Scott Fitzgerald

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

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

CONTACT US



RECENT (AND CURRENT) PROJECTS...

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.

TOTAL RESTORATION SERVICES finished restoring the Ladies' restroom in the clubhouse back to working condition (after we had also contracted with them to mitigate a mold problem in the room).

FEAZEL was called upon recently to take care of some shingles that had come loose on a couple of the houses in our neighborhood.

HOUSER CONCRETE believes they may be able to start on the driveway repairs soon, rather than having to wait until next year (as previously stated in the last Newsletter). We will send out an email Blast several days prior to work beginning.

ESSENTIAL LANDSCAPING & IRRIGATION was in the neighborhood recently to winterize the irrigation system. They also helped us map out the entire irrigation system so that we can determine what our options are next year regarding repair or replacement.

UPCOMING PROJECTS...

HOUSER CONCRETE will be scraping and resurfacing the roads in our neighborhood in 2022.

FUTURE PROJECTS...

FENCING: Several vendors have been contacted to provide proposals on our community Fencing. Our reserve study suggested a phased replacement of our fences in 2022 and 2023, so we are working with several vendors to get their recommendation on either replacing and/or repairing our fences.

TIMBER WALLS: We have asked a couple of vendors to provide proposals to replace or repair some of our timber walls, in particular the East pool wall which appears to be the worst of our timber walls. This replacement may be a masonry wall instead of a timber wall which will greatly increase the life expectancy of the wall. The reserve study suggested the timber walls be replaced in 2025, but the pool wall should probably be replaced sooner rather than later.

WELCOME OUR NEW CONTRACTORS FOR 2022



GREEN TRAILS LAWN AND LANDSCAPING LLC

We have decided to let Green Trails handle our landscaping needs and our snow removal needs next year. We looked at 7 different vendors and feel that this vendor will be a perfect fit for Springbrooke. Some things you can expect in 2022 are:

Removal of existing mulch prior to adding new mulch.

Weed care every time they are on site to mow.

Shrubs pruned 3 times during the year.

Use of hand mowers in areas too small for riding mowers.



The Pool Management Group
**Dayton
Pool Management**

DAYTON POOL MANAGEMENT

The decision was made to bring a different vendor on board to handle our pool maintenance needs next year. Dayton Pool will be responsible for the Opening of the pool, Service of the pool, Chemicals, and Closing of the pool at the end of the season. In addition, our chlorine regulator pump reached the end of its useful life this past season. Dayton Pool will be installing the new pump.

NEIGHBOR-RECOMMENDED CONTRACTORS, for your personal needs

Moe's Heating & Cooling	937-277-5232	Scott Britton Painting	937-602-5108
Bockrath Flooring & Rugs	937-438 0870	Mattox Woodworking	513-368-6778
Dayton Fireplace	513-827-9210	Dayton Hometown Pest Control	937-306-1538
Franklin & Main Plumbing	937-231-7315	Bowtie Window Cleaners	937-436-3005
Kettering Overhead Door	937-293-6477		





ODDS & ENDS

- If you see any damaged or loose shingles on your roof, or any damage to your siding, please don't hesitate to let our management company know about it. We can't fix what we don't know about. (please use the CONTACT US page on our website).
- Garden Hoses should be detached and put away before it gets cold enough to freeze water. If left connected the water line just behind the spigot may freeze and burst. Addressing water issues in the winter is no fun.
- After removing the hose you might consider turning off the water supply line that feeds your outside spigots. And call a plumber if you see any dripping water coming from the spigot. Just a reminder that any plumbing issues are the responsibility of the owner.
- If anyone from any election campaign appears on the grounds, please kindly inform them of our "No Solicitation" policy and politely ask them to leave the property.

Springbrooke Committees



GREEN THUMB Gaye
gayefraley@gmail.com



SOCIAL Christi
cyokajty@gmail.com



HELPING HANDS Joy
joyka48@gmail.com

UPCOMING EVENTS

OCTOBER

Coffee & Donuts
9-10 am

21
THU

Game Night
7-9 pm

27
WED



If you are interested in helping set up any of our **Coffee & Donuts** gatherings or baking a treat, contact Christi at 937-477-5712

By popular demand, we are hosting our first **Game Night** from 7-9 pm. The Social Committee will bring Cards, Dice, Dominos and board games. This is our first game night so we are not sure which games will generate the most interest to be our "official" game. If you don't know how to play any of the games this is the ideal time to come up and learn some popular games.



NOVEMBER

Coffee & Donuts
9-10 am

18
THU

Theater Night
Meet 6:45

19
FRI



Join us for **Theater Night**. Centerville High School theatre has a full schedule of plays again this year. The first show is *Clue - a madcap comedy that will keep you guessing until the final twist*. If you are 65+, you qualify for the Golden Elk pass which gets you into *all* CHS sporting events and plays for free. Ask Christi for the application form and she will get you a pass. For those of us who don't yet qualify for the pass, the tickets are \$10. We will meet at the clubhouse at 6:45 and the show begins at 7:30.

DECEMBER

Happy Holidays
6-8 pm

4
SAT



Coffee & Donuts
9-10 am

16
THU

Our **Happy Holidays** party is just a simple get together with neighbors to enjoy some holiday cheer. Bring an appetizer or dessert to share and your favorite beverage.