

A MESSAGE FROM THE BOARD

Happy New Year! It seems the more things change, the more things stay the same. Once again we are challenged with another season of COVID. If you haven't already done so please consider getting vaccinated and boosted.

Your Board of Directors is looking forward to some big projects in 2022, including the resurfacing of the roads in our neighborhood. We will let you know the actual timing of this project after Hauser Concrete determines their work schedule for the upcoming year.

Prior to the roads being resurfaced Hauser will also be in the neighborhood to replace a handful of driveway sections that are in need of repair. We had hoped to finish this last year, but due to weather and scheduling conflicts we had to postpone it until this year. Again, we will let you know of the timing of this project when we receive word from the vendor.

Please take the time to read the newsletter in its entirety. This is our primary vehicle of communication. And as always, if you have any questions, comments, concerns or suggestions please submit these online on our neighborhood website www.Springbrooke.org and click the CONTACT US button.

Jim Yokajty *Vice President and Newsletter Editor*



Hello Springbrooke! My name is **Carlene McCullough**. I took over as your Association Manager this past October. With over nine years of management experience, I am excited to get to know your community.

I believe every condominium association is unique and that striving to understand Springbrooke's specific needs will help me better serve everyone who calls it home. You can reach me or my assistant with any questions by using the CONTACT US page of the Springbrooke.org website. You can also contact us by phone or email. Thank you for allowing me to work with all of you!

(937) 222-2550 or carlenemccullough@towneproperties.com

COA FEES IN 2022

As mentioned in the previous newsletter our Association fees were raised 3% in 2022. You should have received your new Payment Coupons recently in the mail. Unfortunately, due to some reorganization at Towne Properties the coupon books were sent out much later than we had anticipated. Our apologies for the delay. We know it can become a challenge to set up or update automatic bank payments. If you had an automatic payment set up and the transaction happened before you received the coupon book, please submit another payment for January to cover the difference between the new monthly rate and the previous rate. And then update your automatic payments to reflect the new monthly amount for the rest of the year. If you have any questions or need help setting up an automatic payment, please contact Carlene at Towne Properties directly via the Contact Us page of the website. Note that all late fees will be waived for the month of January.

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

Rick Kuhn
Jim Yokajty
Joyce Swiadek
Patricia Schindler
Vicky Gillenwater

President
Vice President
Treasurer
Secretary
At Large

Springbrooke 2022

WED	JAN 12	GAME NIGHT	7-9pm
THU	JAN 20	COFFEE & DONUTS	9-10am
FRI	JAN 28	THEATER NIGHT	meet at 6:45
WED	FEB 09	GAME NIGHT	7-9pm
THU	FEB 17	COFFEE & DONUTS	9-10am
SAT	FEB 26	CHILI COOKOFF	5-7pm
WED	MAR 09	GAME NIGHT	7-9pm
THU	MAR 17	COFFEE & DONUTS	9-10am
WED	APR 13	GAME NIGHT	7-9pm
THU	APR 19	COFFEE & DONUTS	9-10am
FRI	APR 29	THEATER NIGHT	meet at 6:45
WED	MAY 11	GAME NIGHT	7-9pm
TUE	MAY 19	COFFEE & DONUTS	9-10am
SAT	MAY 28	POOL OPENING	12-2pm
WED	JUN 08	GAME NIGHT	7-9pm
THU	JUN 16	COFFEE & DONUTS	9-10am
WED	JUL 13	GAME NIGHT	7-9pm
THU	JUL 21	COFFEE & DONUTS	9-10am
WED	AUG 10	GAME NIGHT	7-9pm
THU	AUG 18	COFFEE & DONUTS	9-10am
SAT	AUG 27	COMMUNITY COOKOUT	12-2pm
WED	SEP 07	GAME NIGHT	7-9pm
THU	SEP 15	COFFEE & DONUTS	9-10am
WED	OCT 12	GAME NIGHT	7-9pm
THU	OCT 20	COFFEE & DONUTS	9-10am
WED	NOV 09	GAME NIGHT	7-9pm
THU	NOV 17	COFFEE & DONUTS	9-10am
SAT	DEC 03	HOLIDAY PARTY	6:30-8:30
WED	DEC 07	GAME NIGHT	7-9pm
THU	DEC 15	COFFEE & DONUTS	9-10am

UPCOMING EVENTS

We would LOVE to see more participation at all of our events. If you haven't joined us yet for Coffee & Donuts or Game Night, please consider dropping by.

JANUARY

12 WED Game Night



20 THU Coffee & Donuts



28 FRI Theater Night



Theatre Night - The play at CHS is Kodachrome at 7:30. We will meet at the clubhouse at 6:45. This is a play - not a musical. It is a play about love, nostalgia, the seasons and how we learn to say goodbye. This is based on the book not the Netflix movie.

FEBRUARY

09 WED Game Night



17 THU Coffee & Donuts



26 SAT Chili Cookoff



The Annual **Chili Cookoff** is scheduled for **Saturday, February 26th from 5-7pm**. Come warm up in the Winter with some chili and neighborly company. Last year we had some great traditional chili, Cincinnati-style chili, black bean chili and chicken chili. Bring your favorite chili (approx 6 servings) to share and your own beverages. Bread, paper goods and good company provided.

MARCH

09 WED Game Night



17 THU Coffee & Donuts



GREEN TRAILS LAWN & LANDSCAPING SELECTED FOR LAWCARE IN 2022

Your Board of Directors wasn't completely satisfied with the services and response that we received from our past landscaping company, so we put out a request for bids from seven different vendors. We met face to face with most of the vendors and walked with them through the neighborhood to discuss exactly what services we required. The contract was given to **Green Trails Landscaping**. The Board felt that Green Trails was a great fit for our neighborhood's landscaping and snow removal needs. Below are some highlights of what you can expect to see from Green Trails in 2022.



SPRING CLEAN-UP: GT (Green Trails) will prune the shrubs, edge all beds, apply pre-emergent weed control and remove all debris. In addition, upon their recommendation, **they will be removing all the current mulch** prior to laying down 2" of new mulch.

LAWN CARE: GT uses a 4 Step Lawn Care Program to maintain the health of the grass. They have suggested a 30-week mowing schedule (rather than the 26-28 mowings we've received in the past). We have expressed our concerns to them regarding the damage we've seen in the past with the big riding mowers. They will be using a smaller radius mower between the houses, sometimes even using hand-pushed mowers. During each mowing they will also trim all fences, ponds and landscape beds. They will also edge all walks and driveways every week they are in our neighborhood. You can expect to see them for the entire day when they're here, rather than blowing through here in 2-3 hours.

WEEDING: GT will be weeding the beds weekly, using spot sprays and hand-weeding. They felt that by weeding weekly it eliminates the weeds from getting to seed stage, uses far less chemicals and helps to maintain a tidy neighborhood.

SHRUB PRUNING: In addition to the initial pruning during Spring Cleanup the bushes will be pruned a second time in July. And a third time during Fall Cleanup.

FALL CLEANUP: GT will cut back perennials and annuals, cut back designated ornamental grasses, clean beds of all debris and prune the shrubs. They will also perform leaf removal twice in the Fall.

Welcome to our
new neighbor...



**Temesia
Harris**

Note: There are some additional new neighbors. However, Towne Properties says they have not received any contact information from them as of yet. If this describes you, please contact Towne Properties by using the Springbrooke.org website, and provide them with your name, address, email and phone number.

Springbrooke Committees

Questions?
Contact the
Committee
Chair
directly



GREEN THUMB Gaye
gayefraley@gmail.com



SOCIAL Christi
cyokajty@gmail.com



HELPING HANDS Joy
joyka48@gmail.com

NEIGHBOR-RECOMMENDED CONTRACTORS

Below are a few contractors that neighbors have used in the past and would recommend. If you've had any other vendors you've been pleased with, let us know and we'll add them to the list.

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		





Good Neighbor Shout-Outs

Resident **Joyce Swiadek** would like to put in a big thank you to the **Helping Hands Committee**.

The day after her husband David came home from the hospital following back surgery, the kitchen light burned out in their 10-foot ceiling. Since she wasn't tall enough to reach it (even with a ladder) and she wasn't about to let David attempt it. Joyce called **Joy Karl** who heads up the Helping Hands Committee. Even though Joy was out of state visiting with family for Thanksgiving, she called Joyce back within minutes. Joy then contacted one of our neighborhood volunteers, **Santosh Deevi**, who texted Joyce immediately. Santosh took care of the bulb within hours (include going out and buying a new bulb). Joyce said she and David were grateful – but even more than that, they felt blessed to spend some time getting to know a great neighbor!



The Board would like to thank our neighbor **George Hurbanek** for jumping in to remove the tree by the Clubhouse parking lot after the windstorm on December 10th.



Thanks also goes out to **Bill Martin** for taking the time each week to set out our Clubhouse trash can each week, and putting it back in place after the trash has been picked up. Much appreciated, Bill!

ODDS & ENDS



Just a reminder that, per our Handbook, all holiday decorations must be taken down within 15 days of the holiday. Which is January 10 for Christmas lights and decorations.



If you see something, say something. Your Board of Directors tries to be proactive and keep an eye on any issues that arise in our neighborhood – but we can always use some help. So if you notice anything that's amiss (a fallen tree, a burnt-out streetlamp, an abundance of geese, loose shingles, etc.) please don't hesitate to let us know.



A handful of residents have requested that No Salt be used on their driveways this winter. Our landscaping company has placed a red reflector at each home as a reminder. The addresses are 7080, 7174, 7198, 7210, 7228, 7251 Brookmeadow and 2365, 2369, 2394 Donamere Circle.



If you use CenterPoint Energy for your electricity you may be eligible for a free Weatherization Assessment (you may even receive energy-saving products). Information can be found with your latest CenterPoint bill, or you can apply online at <https://midwest.centerpointenergy.com/savings/in-home/assessments> .

MARK IT ON YOUR CALENDAR!

The next Springbrooke Condominiums
Annual Association Meeting is on

TUESDAY, MAY 3 at 6:30PM

*Location of the meeting will be determined
as we get closer to the actual date.*

