

A MESSAGE FROM THE EDITOR

Time sure does fly. It appears we may have gotten through the Winter season with just one bad storm (fingers crossed). And it was a doozie.

Some of you expressed that you may have handled the snow removal differently, but I can assure you, as I drove around the following Saturday to check out other neighborhoods – our contractor did an exceptional job despite the conditions.

With an ice and snow storm that the news warned we should be prepared for (actually suggesting we all stock up on food supplies), for anyone to expect that our driveways and roads be cleared before we headed to work in the morning is simply unrealistic.

In fact, one of the larger local companies (which Springbrooke has contracted with in the past) actually didn't even start snow removal from the Thursday storm until Saturday... citing dangerous conditions for their employees.

Part of the blame can be placed on your Board of Directors. We struggled with the decision of exactly when to get started. Salting would of course not helped ahead of time because it was raining (a lot). And by the time the snow was a couple of inches deep the ice made plowing extremely difficult. The Board will use this event as a learning experience for future snow removal decisions.

Please take the time to read the newsletter in its entirety. This is our primary vehicle of communication.

Jim Yokajty,
Vice President (and Editor)

TUESDAY, MAY 3 AT 6:30PM AT OUR CLUBHOUSE

ANNUAL SPRINGBROOKE CONDOMINIUMS ASSOCIATION MEETING

& OPEN FORUM

The Annual Meeting of Homeowners for the Springbrooke Condominium Association will be held on **Tuesday, May 3, 2022 at 6:30 PM at the Clubhouse**. If the weather is nice, we'll meet on the pool patio. A meeting agenda and proxy will be sent to everyone April.

The proposed AGENDA for this year's meeting:

1. Approval by owners to accept the minutes from last year's meeting
2. Financial Report from the Treasurer
3. A word from the President, Rick Kuhn
4. Discussion of events and projects from the past year, in addition to an explanation of the projects expected to be finished this coming year.
5. Open Forum. You are invited to address any unanswered concerns, or suggestions to assist with the common goal of the betterment and future of Springbrooke

NOTE: The current Board of Directors each still have 1 or 2 years remaining on their terms on the Board, so there is no need for a vote.



Welcome to our newest neighbor
Nodie Smith

SPRING IS NEAR!...and our "Green Thumb Committee" is getting ready for another season of beautification in our neighborhood.

Gaye, our Committee Chairperson, looks forward to seeing last season's volunteers again, and invites new volunteers to contact her. She can always use more volunteers, especially to help keep up with watering the plants. Call or text Gaye at 937-344-8755.



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.

CONTACT US



Your Current Board

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

UPCOMING EVENTS

MARCH

09	Game Night 7-9pm
17 THU	Coffee & Donuts 9-10am

APRIL

13 WED	Game Night 7-9pm
21 THU	Coffee & Donuts 9-10am
29 FRI	Theater Night <small>Meet at the Clubhouse 6:45pm</small>

MAY

11 WED	Game Night 7-9pm
19 THU	Coffee & Donuts 9-10am
28 SAT	Pool Opening Party TBA

JUNE

8 WED	Game Night 7-9pm
16 THU	Coffee & Donuts 9-10am

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
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
Bowtie Window Cleaners	937-436-3005
Deck and Fence Renewal	937-434-3256



NOTE: If you have not been receiving the emails from Springbrooke Association, nor Towne Properties, you may have opted out of emails using the Towne Properties website when you first moved here. Since the emails are the only vehicle your Board of Directors uses for disseminating information, we ask that you reconsider your choice to opt out. You can opt back in by logging into your Towne Properties account by [clicking here](#), or by contacting Julie Pardoe at Towne Properties at 937-222-2550 Juliepardoe@towneproperties.com.




SNOW REMOVAL PROCESS

We thought it might be helpful to clarify the order in which our contractor has been instructed to plow and shovel our streets, driveways and sidewalks after we receive an accumulation of at least 2-3" of snow.

- #1 Clear roadways first and assure that our single point of entry/egress is open; plow and/or salt as required by weather conditions.
- #2 Clear driveways.
- #3 Clear individual sidewalks and steps leading from driveways to front doors.
- #4 Clear clubhouse lot and visitor parking areas.
- #5 Clear community sidewalk extending along Brookmeadow.

Our Community has created 3 Committees that everyone is invited to volunteer for. Get in touch with the Chairpersons if you're interested in getting involved. If you have questions about what each Committee does, check out Issue #4 of our Newsletters.

<https://springbrooke.org/newsletter-archive>

-  **GREEN THUMB** Gaye gayefraley@gmail.com
-  **SOCIAL** Christi cyokajty@gmail.com
-  **HELPING HANDS** Joy joyka48@gmail.com



Thinking about replacing your patio fence?

You may have seen the new fence that was constructed behind one of our neighbor's homes on Donamere Circle. Since the fence contractor and this particular fence style was approved by the Board of Directors, you might consider using the same contractor. The name of the company is **Deck and Fence Renewal**. They can be reached at **937-434-3256**. *Note however, that you will still need to submit an 'Application for Improvement' form. This form can be found on the documents page of our website. Here is a [direct link to the form](#).*

What the heck is going on around here?

Below are some of the things that you can expect to see in 2022 in our neighborhood.

- 1 Our Landscaping contractor, **Green Trails**, will begin their Spring Cleanup Phase the week of March 21. As we stated in earlier communications, we interviewed 7 landscaping companies before the Board decided to contract with Green Trails. They are a much smaller organization than say, A-to-Z Landscaping, which we determined would be a much better fit for our community. Rather than our landscaping company blowing in and out of our neighborhood in 2 hours, you can expect to see Green Trails here for the entire day. You can also expect to see a lot more attention to detail than we've experienced in the past. To give residents an idea of the scope of services and timelines for the approaching season, board members have been in discussion with Green Trails to identify approximate dates. They are as follows:

Spring clean-up is scheduled to begin the week of March 21st and will extend through the end of the month.

After clean-up is completed, existing mulch will be removed and 2" of triple processed, natural hardwood mulch will be spread.

Their four-step lawn care program will

- (1) launch in March with pre-emergent crab grass and weed control;
- (2) continue with spring weed and feed the end of April – May;
- (3) include fall fertilizer in September; and
- (4) conclude with winter fertilizer the end of November or early December.

Mowing will commence the first of April and will now occur on Thursdays, leaving Friday as a rain delay option. We are making that change to avoid trash day on Wednesday.

Detailed bed care will be done weekly and may occur on days other than Thursday.

Shrubs and ornamentals will be properly pruned in mid July.

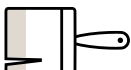
Fall clean-up will include leaf removal two times; winter prep will be done on a gradual basis as is appropriate for each type of plant.

- 2 **Houser Asphalt & Concrete** was contracted to repair a handful of driveway sections last year. Unfortunately, the project was pushed back until this Spring. We are currently talking with them to determine when we can expect them in our neighborhood. The addresses that have been scheduled for driveway repair appear below. The number in parens is the number of sections of driveway to be replaced:
Brookmeadow - 7105 (1), 7174 (sidewalk – 1 section), 7250 (4), 7255 (2), 7251 (1), 7225 (3), 7201 (1)
Donamere – 2390 (1), 2378 (2), 2381 (replace slab at base of garage door)
If you are one of the homeowners whose driveway is scheduled for repair this year, Towne Properties will notify you regarding the exact dates. You will be asked to move your cars from your garages and driveways until the repairs are finished and cured.

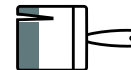
- 3 One of the biggest projects this coming year is the milling and resurfacing of our neighborhood roads. This too is being handled by **Houser Asphalt & Concrete**. Again, we are in discussions with them to determine the actual dates of the project. This project will take place after the Driveway Repairs project.

- 4 In 2019 **CertaPro Painters** started a 5-year, phased contract to paint the exteriors of all the buildings in Springbrooke. We are in **Phase 4** of the entire project. The addresses on the list for Phase 4 are as follows: **Brookmeadow** - 7201/7205/7209, 7221/7225/7229, 7241/7245/7249, 7251/7255/7259. We will send more information to the owners of these homes as the time draws nearer. CertaPro will be painting the front door and frame, garage door and frame, porch ceiling, vents and trim.

Garage Doors and Trim
Sherwin Williams 7570 Egret White



Entry Doors
Sherwin Williams 7617 Mediterranean



NOTE: The paint colors above were chosen by a previous Board at the start of this phased contract. These ARE the paint colors that will be used. This will ensure uniformity and consistency throughout the Springbrooke complex.