

## 2022 Mid-year State of the Budget Update and Outlook For 2023

Within the next few weeks, the board will begin planning for the 2023 budget year. The first step will be to gather information and competitive bids from contractors; and in a year where inflation has reached almost 9%, we are certain we'll see cost increases from each of our vendors. Once those bids are in hand, we can move forward to build a realistic budget that will responsibly meet our community's needs.

In the meantime, we'd like to bring you up to date with where the mid-year 2022 budget stands. The financial picture combines progress and good news on the Reserves side, with some challenges in General Operating. Items of note are listed below:

### RESERVES - The Good Stuff

- All streets have been milled and repaved. By electing to complete the project in one year instead of two, we were able to realize a considerable savings, and immediately improve the first impression appearance throughout the neighborhood.
- In work staged to complement the paving project and limit heavy equipment usage of the newly paved roads, ten driveways were repaired, and significant improvements were made to curbs and catch basins.
- Exterior painting should be completed this weekend in phase IV of a five-year contracted rotation.

### OPERATING – The Challenges

- Pool maintenance continues to exceed budget, and the source of a slow leak has been difficult to identify.
- Problems with getting the irrigation system up and running are taking costs in that account beyond what was anticipated.
- A mid-year transition from our original landscape vendor to a new contractor is putting additional stress on an already tight operating budget.

If you are interested in more detail, copies of financial statements are always available to owners by calling Carlene at the Towne Properties office.

## UPCOMING EVENTS

MARK THIS ON YOUR CALENDAR!



**4th Annual Community Cookout**  
Saturday August 27th from 12-2pm

We'll fire up the grill and provide the hot dogs, hamburgers, condiments and paper goods. **Please bring your own drinks and a dish to share.**

*Last names A-L bring desserts  
Last names M-Z bring side dishes*

RAIN OR SHINE! We'll set up on the pool deck, but if it rains, we'll move it into the clubhouse.

We were saddened recently when we lost one of our good neighbors. **Rodney Stites** passed away on July 4, 2022. Our heartfelt condolences go out to the entire Stites family.



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



**You should have received correspondence in the mail about Responsibilities regarding Limited Common Areas in our Community. Below are some answers to questions that you may have had after reading the new document.**

### **WHY HAVE WE CHANGED THE RULES?**

NOTHING was changed. We simply wanted to clarify and remind everyone what your responsibilities are, and what the Association's responsibilities are in regards to the maintenance and upkeep of the Limited Common Areas. By doing this we all know where our responsibilities lie. Unfortunately, this information hasn't always been handed down to new owners. If your realtor or the seller gave you different information, then you simply received the wrong information.

### **WHY CAN'T I PLACE A BIRD FEEDER IN THE GRASS OR IN ONE OF THE FREE-STANDING FLOWERBEDS?**

Two reasons. One, those areas are owned by the Association. Two, it provides more work for our landscapers. If you place a bird feeder in the grass, then they have to mow around it and then come back and trim around it. Our goal should be to make things easier, rather than harder and more time-consuming.

### **I JUST MOVED IN AND I'M NOT SURE I'M ABLE TO MAINTAIN THE SHEER AMOUNT OF PLANTS IN THE FLOWERBED. WHAT ARE MY OPTIONS?**

It depends on which beds they are. If they are the beds that are maintained solely by the owner (which are typically at the back or sides of the house – marked in gold on the map shown in the recent document that was sent out) then you'll need to hire that work out if you can't do it yourself, or contact the Helping Hands Committee to see if they can help (the contact info appears on page 3). If the beds are maintained by the Association (the areas marked in light green on the map) then you might consider contacting the Association and letting them know that you're unable to maintain the extra flowers and plants that the previous owner planted. At that point we will decide what the Association would like to do with it. We may decide to remove all the owner-planted plants so that it's easier for the Association to maintain these beds. You can contact the Association by using the CONTACT US page on the website – [www.Springbrooke.org](http://www.Springbrooke.org).

**WHY CAN'T I ENLARGE THE SIZE OF MY PATIO?** The Board of Directors does not have the authority to grant, cede, license or convey any part of the common area to any unit owner or any other entity. The Directors cannot permit the enlargement of any patio, porch, driveway, or structure.

**SO, WHERE CAN I PUT MY BIRD FEEDER?** You may place a bird feeder in the Limited Common Area around the perimeter of your home (if a bed already exists there). It cannot be placed in any Common Areas that effects the way our landscaper mows the grass.

**WHY WAS THIS NEW DOCUMENT CREATED?** In a nutshell, so that it was crystal clear as to which areas of our development are considered Common Areas and which are considered Limited Common Areas. Knowing the exact locations for these areas allows the Board to more easily make decisions about any Betterment requests we receive. In addition to confirming which area that the Association is indeed responsible for maintaining, this information also allows us to clearly show our Landscaper the scope of work that is being requested of them, and helps alleviate any gray areas of responsibility.

### **I LOVE TAKING CARE OF THE BED IN FRONT OF MY HOUSE. DOES THIS MEAN I CAN'T CONTINUE MY LOVE OF BEING A GREEN THUMB?**

On the contrary. Owners are allowed to plant seasonal flowers in any beds surrounding the home. In addition, reasonable outdoor decorations are also allowed so long as they are complimentary to the overall design of the property. Keep in mind however, owners may not plant **trees, shrubs** or **ornamental grasses** in any beds surrounding the home without prior written approval from the Association.

### **I LIVE ON DONAMERE CIRCLE. WHO MAINTAINS AND CARES FOR THE AREAS BETWEEN OUR DRIVEWAYS?**

The Association does. Again, these are some of the areas that have become a little ambiguous over the years as far as whose responsibility it was. Now that it's been clearly stated, the Board can be more proactive in having our Landscaper take care of those areas.

**I DON'T OWN A LAWN MOWER TO CUT MY GRASS. WHAT CAN I DO?** The Association will still be taking care of ALL grass mowing (except for grass that is growing *inside* a fenced-in patio).

**FINAL NOTE: Please be patient.** The document that we sent is the first step in the Board's desire to more clearly define responsibilities so that the Association can be more proactive in maintaining the appearance and upkeep of our beautiful neighborhood.










**MORE ABOUT THE IRRIGATION SYSTEM** – One of the challenges we started to address last month was our sprinkler system. *Essential Landscaping* was onsite to help map out the existing system, install rain sensors, replace broken sprinkler heads, and swap out a handful of sprinkler heads with more efficient ones. During their time here they discovered several leaks, which they repaired. There is more that needs to be done to get the system operating properly. We are aware of some power issues within a couple of the control boxes that will be addressed as our budget permits. Because of this, there are some areas that are not getting watered since the valves are not working. Rest assured that we are actively working on being able to utilize the current state of the irrigation system to its fullest potential this summer, while also continuing to work on updating the system to bring it back to working order for the future. Again, please be patient as we work through this process

**MORE ABOUT OUR POOL** – We are actively trying to find the leak in our pool, but as of right now the exact location of the leak has not been found. More testing needs to be done over the next several weeks. We will do everything we can to ensure the pool remains open this summer, but we can't rule out the possible need to close the pool for a day or two while our contractor, American Leak Detection, works to solve the issue.

## SOME REMINDERS

-  *After a fun day at the pool, please close the umbrellas.*
-  *Remember to bring your trash cans back in after the trash has been picked up.*
-  *Contact us via the website with any questions or concerns.*
-  *If you need an extra hand with something, email the Helping Hands Committee*
-  *All of our community's governing documents can be found on our website.*

### NEIGHBOR-RECOMMENDED CONTRACTORS

**Cassidy Home Cleaning**  
937-504-3728

**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

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 [gayefrale@gmail.com](mailto:gayefrale@gmail.com)

 **SOCIAL** Christi [cyokajty@gmail.com](mailto:cyokajty@gmail.com)

 **HELPING HANDS** Joy [joyka48@gmail.com](mailto:joyka48@gmail.com)

Our purpose is to match homeowners who need an occasional helping hand, with homeowners who are willing to help out. There is no cost involved for those asking for help and no fee from those willing to lend a hand. It is just good old-fashioned neighborliness.