

A MESSAGE FROM THE EDITOR

My apologies for not getting a newsletter out in November (or December for that matter). There really isn't much to report at this time, but I'd like to mention that this Spring we'll be looking for individuals to fill some positions on the Board. In May, three of our Board Members' terms will expire. We would like to encourage all of our Springbrooke residents to consider stepping up to run for a position on the Board. This is your chance to help make the decisions that determine the future of our community.

Jim Yokajty
Board Vice President

MARK IT ON YOUR CALENDAR!

Springbrooke Condominiums Annual Association Meeting is on
TUESDAY, MAY 2 at 6:30PM

MONTHLY COA FEES

You should have received your new 2023 Coupon Booklets in the mail. If you have not received them, please contact Jorge Escobar, our Towne Properties Property Manager, at (937) 222-2550. If you pay your monthly fee through your bank (whether it's set up to automatically pay or you manually submit it online each month) you'll want to make sure that the new amount is recorded. The new amount appears on the Coupon Booklet that you received.

"Building Needs" Committee

As we approach springtime our property manager from Towne Properties, as well as some of our Board members, will be conducting a walk-through of the community to identify building exterior needs. We are asking that any resident that wishes to volunteer in this walk-through contact one of the Board members so that your name can be put on our volunteer list. We are hoping to do this in the April to May time frame, weather permitting.

OUR VENDORS FOR 2023



AMERICAN PRIDE LAWN & LANDSCAPING, INC

did a great job for us this past year after stepping up to replace our previous landscaping company. We have renewed their contract for both Landscaping and Snow Removal for 2023.



DAYTON POOL MANAGEMENT

We were extremely happy this year with the service that *Dayton Pool* provided us. We have renewed our contract with them for 2023.



CERTAPRO PAINTERS

will be onsite again in 2023 to finish the last phase of a 5-year contract to paint the doors and trims on each building.



HOUSER ASPHALT & CONCRETE:

In our efforts to stay on top of annual Driveway and Sidewalk repairs, *Houser Asphalt* will once again be in the neighborhood. As the project draws closer, we will send out information regarding which portions of driveways will be repaired or replaced in 2023. *continued on next page*

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CONTACT US



Board of Directors

Rick Kuhn *President*
Jim Yokajty *Vice President*
Joyce Swiadek *Treasurer*
Vicky Gillenwater *At Large*



ESSENTIAL LANDSCAPING & IRRIGATION started the process of getting a handle on our neighborhood's irrigation system. Several major leaks were found and fixed. They also repaired and replaced a lot of sprinkler heads in an effort to make sure we have an operational and efficient irrigation system. Our goal this coming year will be to develop a watering schedule that utilizes the system less often, yet still maintains the overall look of our neighborhood.



SAVATREE: You will see a new vendor onsite this year. We met with an Arborist from SavATree to come up with a multi-year plan that addresses a lot the trees and bushes in our neighborhood that have been neglected for way too long. Our budget for this project was extremely limited for 2023, so we'll be utilizing their team sparingly this first year.

Doggy “doo-doo’s” and Don’ts We have received several complaints regarding doggy visitors who have left their calling cards behind. Our Community Handbook states, “Any droppings on the Association grounds must be immediately removed and disposed of in a manner that does not create a health hazard for any resident.” Following are a couple of other reminders for those of us who have pets.

- Residents of Springbrooke Condominiums are permitted to have one household pet.
- A Pet Registration form, which can be obtained from the Springbrooke web site, must be completed upon acquiring a pet, or by a new resident with a pet moving into the community.
- A pet must be on a leash when outside and be accompanied by a responsible adult.
- The tethering of a pet outdoors to any tree, shrubbery, or structure in the Common Area is forbidden. Owners who do so will be financially responsible for damage to Association property and could be subject to termination of pet ownership.
- A visiting pet must conform to the same rules as a resident pet. Owners who allow a visiting pet to violate Springbrooke pet rules will be subject to penalty.

Over the next several years you will be seeing a company named SavATree in our neighborhood. One of their Arborists has developed a list of suggestions for just about every tree and bush on our property. Some will be removed. Some will be replaced. A good number of them will simply be drastically trimmed and reshaped. This Winter (to take advantage of winter pricing) you will see them taking care of the following: **Removal and stump-grinding of 3 Crabapple Trees, 4 Honeysuckle Bushes, 1 Rose of Sharon Bush, 2 Spruce trees and 1 Maple Tree.** In fact, right before posting this newsletter, we received word that they will be here on Tuesday Jan 3rd to do this first phase of work.

