

A MESSAGE FROM THE EDITOR

There's a fair amount of content in this issue of our Newsletter. Please take the time to read it so you're up-to-date on what's happening in our neighborhood.

Jim Yokajty, Board Vice President

Some New Faces...

In September last year our management company, Towne Properties, assigned a new manager for Springbrooke Condominiums. And we couldn't be happier. **JORGE ESCOBAR** hails from El Paso, Texas and earned his Criminal Justice Bachelor's degree from the University of Texas-El Paso. He moved to Centerville with his two kids after serving four years in the Air Force as Security Forces. Jorge has worked with construction companies in the past and already has experience managing apartments. Welcome, Jorge!

In January our Secretary, Pat Schindler, resigned from her position on the Board. On Jan 17 the Board appointed **DOUG CHAPMAN** to fill the open position until the term ends in May, 2024. Doug has lived in Springbrooke since 2005. He has an engineering degree from the University of Cincinnati and has worked locally in the Defense Industry for 20 years. Doug has several interests, the latest of which has grown out of his experience in DIY/remodeling involving woodworking, cabinet-making, and trim carpentry. With an eye for improvement via process optimization as well as creativity, he looks forward to being able to apply his analytical and hands-on skill sets in contributing to the health and well-being of the Springbrooke community. Welcome, Doug!

★ MARK IT ON YOUR CALENDAR! ★
Springbrooke Condominium Owners Association Annual Meeting
Tuesday, May 2 at 6:30pm at the Clubhouse ★

? IS THIS THE YEAR YOU RUN FOR A POSITION ON THE BOARD?

Three of our Association's Board Members' terms will expire in May. If you want to help keep the momentum going (or if you have differing opinions) please consider adding your name to the ballot in May. One of the positions we'll need to fill is the Treasurer position. So if you have financial experience, please consider putting your name on the ballot. Don't hesitate to use the CONTACT US page on the website if you have any questions about running for a position on the Board in May.

10 MPH PLEASE!
SOME OF US WALKERS DON'T MOVE AS FAST AS WE USED TO.

Let's all do a part to keep our neighborhood a safe place to live.

Towne Properties - Dayton
 6540 Centerville Business Pkwy
 Centerville, OH 45459
Jorge Escobar, Property Manager
 Tel (937) 222-2550 Fax (927) 222-2552

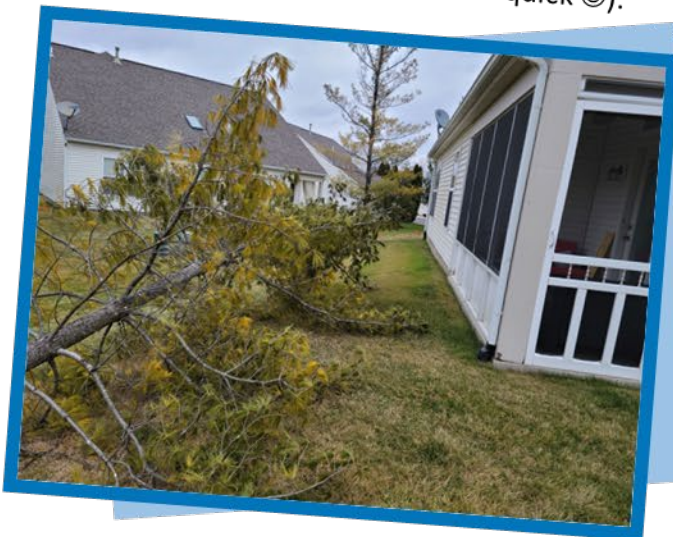


Board of Directors
Rick Kuhn *President*
Jim Yokajty *Vice President*
Doug Chapman *Secretary*
Joyce Swiadek *Treasurer*
Vicky Gillenwater *At Large*



JANUARY 19, 2023
Springbrooke Tree Service at your service! One of our neighbors had a tree fall on her driveway. Your President, Rick K., and Board Members Vicky G. and Doug C. jumped in to help. (It was only Doug's second day "on the job"). Nice work, Board.

We had a couple more trees come down in the same windstorm, which American Pride took care of for us a couple days later. (Although their response time wasn't near as quick 😊).



“Building Needs” Committee

In the January Newsletter we mentioned that this Spring the Board of Directors plans on conducting a “WALK-THROUGH” of our neighborhood. This walk-through is being done to proactively identify any building exteriors, rooves or common ground that are in need of cleaning, repair or replacement. Our goal is to set a precedent for periodic surveying of the health and status of building exteriors and other outdoor elements to catalog and prioritize current and future maintenance needs. High priority maintenance issues will be scheduled for immediate repair, and the body of data collected from these surveys over time will help establish a maintenance baseline for the community that will assist with a more targeted and efficient budgeting and operations.

The date has been set for March 14th starting at 8:00am. We anticipate the walk-through to take the entire day. Anyone is welcome to join us for this. We're asking that anyone that wishes to join us please contact one of the Board members so your name can be put on our volunteer list. Some of you have already contacted us. Thank you.

We plan to take a lunch break at the clubhouse. The Board will provide pizza and soft drinks. If the weather doesn't cooperate on that day we'll try it again on Thursday, March 16 at 8am.



“SCHEDULED” Maintenance



The Board is proposing setting up Annual and Bi-Annual schedules for various maintenance projects that SHOULD be done on a routine basis. To our knowledge this hasn't been set up in the past for routine tasks such as **GUTTER CLEANING** and **PRESSURE-WASHING** the buildings.

For us to maintain the appearance and value of our Community we feel that the Association needs to be a lot more proactive than we've been in the past. Rather than waiting to hear from a resident about overflowing gutters or moldy siding, and then piece-meal those projects out to be done, we're going to look at setting up an ongoing schedule for these tasks. Our thoughts are that ALL gutters should be cleaned at the end of each Fall season (or maybe every other year). We hope to start the gutter-cleaning schedule this year (probably in late November). Regarding Pressure-Washing, we think this should happen automatically every other year. We're looking into starting this routine this year, probably in the early Summer months. Your monthly COA fee will cover the annual Gutter Cleaning and the Bi-Annual PowerWashing.



PHASED DRIVEWAY REPAIRS

HOUSER CONCRETE will be onsite again this Spring or Summer to take care of some of the driveways that need attention. (it's been a challenge getting Houser to commit to an actual date).

The addresses that are having work done this year are: 2329 Donamere Circle, and the following addresses on Brookmeadow. 7259, 7258, 7242, 7210, 7198, 7150, 7110 and 7080. Owners of these homes will be contacted when we receive a work date from Houser.



PHASED PAINTING

CERTAPRO PAINTERS will be onsite again in 2023 to finish the last phase of a 5-year contract to paint the doors and trim on every building. The addresses that are being painted this year are:

7101, 7105, 7109, 7121, 7125, 7129, 7141, 7145, 7149 and the Clubhouse.

Anyone Lose a Limb or Have Shingles *(that have blown off the roof)?*

If you see a tree or tree limb that has fallen, notice any shingles that have blown off the roof, or observe any other kind of wind damage, please contact us and let us know. Although your Board of Directors always has their eyes peeled, we can't always see EVERYTHING .

NOTE:
Past Newsletters
can be viewed
and/or downloaded
from our website

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



Welcome to our newest neighbor
Marcia C.



In January we had some tree maintenance performed by SavaTree. As stated in the last newsletter we contacted them and asked them to thoroughly inspect the trees and bushes in the neighborhood, and to develop a prioritized list of actions we should take to maintain their health and longevity. We decided to start some of the work in January to take advantage of winter pricing. Work that has already been done includes:

11 Remove two Crabapples and grind stumps, **12** Remove four Honeysuckles and grind stumps, **27** Remove Rose of Sharon and grind stump, **33** Remove Crabapple and grind stump, **35** Remove Maple, **37** Remove two White Pines and grind stumps

The rest of the proposed work will be done as our budget allows. We hope to have it complete by the end of 2025. Below is the list of tree care that SavaTree is recommending.

HIGH PRIORITY

- 2 River Birch Complete pruning
- 6 River Birch Complete pruning - 2 trees
- 8 Red Maples Raise canopy - 3 trees
- 9 River Birch Complete pruning
- 15 River Birch Complete pruning
- 17 River Birch Complete pruning
- 19 River Birch Complete pruning
- 21 River Birch Complete pruning
- 24 River Birch Complete pruning
- 26 River Birch Complete pruning
- 28 Hawthorns Complete pruning - 4 trees
- 31 River Birch Complete pruning - 2 trees
- 32 River Birch Complete pruning
- 36 River Birch Complete pruning
- 38 River Birch Complete pruning - 2 trees

MEDIUM PRIORITY

- 1 Appalachian Redbuds to replace crabapples
- 3 Crimson Maple Raise canopy
- 4 Redbuds Remove 2 trees
- 7 White Pine Remove
- 10 White Pine Remove 4 trees in this area
- 13 Pear Raise canopy
- 14 White Pine Remove - becoming too large for location
- 16 White Pine Remove "
- 18 White Pine Remove "
- 20 White Pine Remove "
- 22 White Pine Remove "
- 23 White Pine Remove "
- 25 White Pine Remove "
- 29 White Pine Remove 2 smallest trees
- 30 White Pine Removal
- 34 Maple Complete pruning

LOW PRIORITY

- 4 Replace two Redbuds that were removed, with three Taxus
- 5 Remove White Pine



A Better Way of Doing Things

One of the most frustrating things as a Board Member is the number of dead ends we run into when attempting to gather information regarding decisions that have been made or work that has been done in the past. Previous Boards have struggled with the same challenges and have probably tried to tackle this same issue. But with the addition of our latest Board Member we think we may finally have a good answer. With Mr. Chapman's knowledge and expertise in GIS Mapping we may just be able to build a database of information we can use to streamline the Board's ability to respond to maintenance issues through problem-resolution (PR) tracking and geolocation of infrastructure, ensure thorough follow-up correspondence with Owners, provide historical record of actions performed, and serve as a source for data analytics to assist in identifying maintenance trends.

So how is this beneficial to our community? As an example, about a year ago we started having issues with a couple of lampposts not automatically coming on at dusk. The datasheet Doug is working on would have helped us tremendously. The data might have revealed WHICH posts have had issues in the past, WHEN was it last addressed, HOW was it fixed, WHO fixed it, etc.



SO, WHAT IS GIS?

A **Geographic Information System (GIS)** is a system that creates, manages, analyzes, and maps all types of data. GIS connects data to a map, integrating location data (*where things are*) with all types of descriptive information (*what things are like there*). This provides a foundation for mapping and analysis that is used in science and almost every industry. GIS helps users understand patterns, relationships, and geographic context. **The benefits include improved communication and efficiency as well as better management and decision making.**

Trouble-shooting and Mapping Our Irrigation System

A couple of our Board Members have been investing a good bit of time trying to map out exactly where all of the elements that make up our sprinkler system are located -- sprinkler heads, control boxes, drains and water lines. Using this information, we were able to generate a preliminary map of the system. When the map is finished it will allow us to investigate possible improvements to help better manage the system and cut water usage costs.

FEMA Flood Map Debacle Solved

Back in 2006-07 it was discovered that residents in 3 of our building units were in a FEMA designated floodplain, and as a result they were being required by their mortgage lenders to obtain flood insurance for their condominiums. At that time, the Board of Directors hired a surveyor to come in and survey the affected buildings so that they could file an application with FEMA to have the buildings removed from the FEMA floodplain.

The survey was completed and the application for each of the buildings was submitted to FEMA. After a review by FEMA 2 of the 3 buildings were removed from the floodplain. The 3rd building remained in the floodplain. In 2018, during our annual meeting this issue was discussed and we were told by management that the issue of the floodplain was an individual problem and not an Association problem.

When the current Board of Directors were elected to the board we were asked by a new resident in the affected building why they had to pay for additional flood insurance. So we decided to look further into the matter. At about the same time several residents in the 2 buildings that had been previously removed received letters from FEMA stating that the floodplain area near their condominiums was being reevaluated for inclusion in a new FEMA floodplain map. The Board put together all the original floodplain information that had been submitted to FEMA back in 2006-07, including all the surveyor's drawing and written explanations of the area. This information was then provided to Congressman Michael Turner's office for him to pass onto FEMA.

Upon FEMA's review of the submitted information and application it was determined that the building in question is indeed above the floodplain and should therefore not be included in the designated floodplain. This determination was sent to Congressman Turner's office February 7, 2023. This means that our residents living in 7121, 7125 and 7129 Brookmeadow Dr. now have a basis to petition their mortgage lenders to have the insurance requirement dropped.

Please Consider Heading One of Our New Committees

INTERIOR DESIGN COMMITTEE

This committee shall serve to advise the Board of Directors on matters involving remodeling, renovation, and modernization of the interior spaces of the Clubhouse. If you have any kind of Interior Design or Remodeling background, we'd love to talk with you. If you're interested in knowing more details of what our expectations are for the Interior Design Committee, please contact us through the website.



WELCOME COMMITTEE

This committee shall serve to assist the transition of new Owners into the Springbrooke Community shortly after they move in. The committee seeks to act as a liason of sorts, on behalf of the Board of Directors, to provide new Owners/residents with a warm welcome and valuable information about the community and its operations. If you're interested in knowing more details of what our expectations are for the Welcome Committee, please contact us through the website.

Note that Springbrooke also has three existing Committees. More detailed info regarding these three committees can be found in Issue #4 of the Newsletter (which can be downloaded from our website).

GREEN THUMB COMMITTEE
HELPING HANDS COMMITTEE
SOCIAL COMMITTEE

THE SOCIAL COMMITTEE IS INTERESTED IN RE-STARTING OUR COMMUNITY CALENDAR. MORE DETAILS TO COME.



Let's start with a
COFFEE SOCIAL
MON MARCH 13 9-10am
AT THE CLUBHOUSE
Bring ideas for Community Social Activities