



NEW ENTRANCE SIGN: A new sign was constructed in early June to replace the one that was damaged in a car accident this past Spring. Towne Properties received two bids to completely rebuild the sign, and ultimately awarded the contract to Grind Time Masonry in Kettering. The driver’s insurance company covered all the costs related to replacing the sign. Based on some older photos that we had of the sign, GrindTime Masonry was able to match the design of the original sign pretty darn closely. The Board was extremely happy with the work that GrindTime Masonry performed.

BRICK WALL SIGN: While GrindTime Masonry was working on the sign at the entrance they offered us an estimate to restore the main brick wall sign at the corner of 725 and Pellbrook Drive. Our Reserves Study had called for repair or replacement of the wall last year (2022). The Board had started addressing the signage repair a couple of years ago, but we simply didn’t have the budget for it at the time, so it was tabled. The estimate we received from Grind Time provided us the opportunity to go ahead and have the work done this year. They are grinding out and replacing all mortar joints and replacing any damaged or broken bricks.

IN PREPARATION FOR 2024: Starting in late August your Board of Directors will begin the process of determining Springbrooke’s Operating Budget for 2024. Last year we invited three Springbrooke owners to assist in the budgeting process. We found the added input to be very beneficial, so our President has already invited three other owners to assist in this year’s budgeting process. In preparation for the budget meetings our management company, Towne Properties, is currently gathering estimates from vendors, to handle the various day-to-day operations such as Landscaping, Pool Maintenance and Pond Maintenance.

Towne Properties is also gathering estimates for projects and repairs that have been called out in our 2020 Reserves Study, in addition to any new projects the Board has noted during visual inspections of the property. Some of these projects include:

- Replacement of the Privacy Fence that runs along the entire length of our property
- Replacement of several Retaining Walls between the houses on Donamere Circle
- Replacement of the Retaining Wall at the Clubhouse Pool

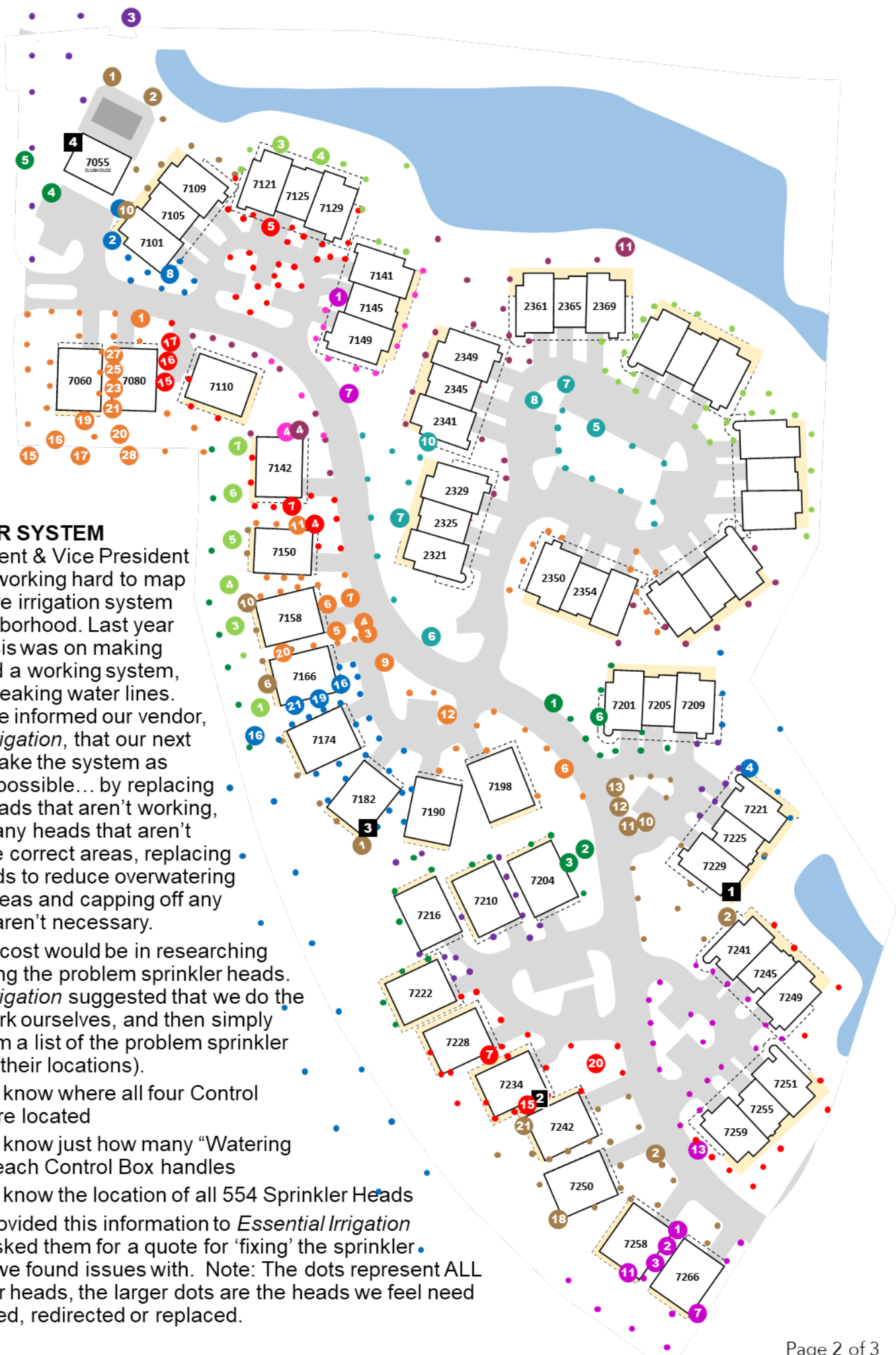
We have the perfect place to soak up the sun!
 If you haven’t been to the Clubhouse Pool yet, there’s still time! Pack a picnic and stay for the day. We have a gas grill that is available for anyone to use.
 And the water temperature is kept at around 84 degrees. See you at the pool!

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** *President*
- Jim Yokajty** *Vice President*
- Marilyn Koogler** *Treasurer & Secretary*
- Doug Chapman** *At Large*
- Paul Schwab** *At Large*



SPRINKLER SYSTEM

Your President & Vice President have been working hard to map out the entire irrigation system in our neighborhood. Last year the emphasis was on making sure we had a working system, free of any leaking water lines. This year we informed our vendor, *Essential Irrigation*, that our next goal is to make the system as efficient as possible... by replacing sprinkler heads that aren't working, redirecting any heads that aren't watering the correct areas, replacing certain heads to reduce overwatering in certain areas and capping off any heads that aren't necessary.

Most of the cost would be in researching and recording the problem sprinkler heads. *Essential Irrigation* suggested that we do the initial legwork ourselves, and then simply provide them a list of the problem sprinkler heads (and their locations).

1. We now know where all four Control Boxes are located
2. We now know just how many "Watering Zones" each Control Box handles
3. We now know the location of all 554 Sprinkler Heads

We have provided this information to *Essential Irrigation* and have asked them for a quote for 'fixing' the sprinkler heads that we found issues with. Note: The dots represent ALL the sprinkler heads, the larger dots are the heads we feel need to be repaired, redirected or replaced.

HOUSER. AGAIN.

You may have noticed that Houser Concrete returned on July 24 and 25 to re-do some of the work they had done in June. In a nutshell, the Board was unhappy with the quality of four of the driveways – especially compared to the high quality of craftsmanship of the other driveways they did. Not to mention our satisfaction with work they've done for us over the years.

Our apologies to those effected by the re-work, having to endure another week or so without a driveway. Thank you for your patience and understanding.

DO YOU KNOW THIS GUY? by Paul A. Schwab

We have all seen this "guy" walking around our community, with pen in hand, making notes of things that have been brought to his attention. This is the same "guy" who took considerable time to map out the sprinkler system and locate the heads that needed to be replaced. Yes, this is the same "guy" who spent many hours and days pressure washing our units, cleaning off mold, mildew etc. It would behoove us all to consider what it would have cost us to hire outside firms to do these things. Do you know this "guy"? I am thanking him on behalf of our community for his dedication and hard work. This "GUY" IS NONE OTHER THAN OUR BOARD OF DIRECTORS, PRESIDENT, RICK KUHN. Thanks Rick, for your commitment to the residents of Springbrooke Condo Association.

Pets! In the January Newsletter I included an article I titled, "Doggy Doo-dos and Don'ts". It appears we're still having some issues with some residents not adhering to our community's Rules and Regulations regarding Pet Ownership. We have received several complaints recently about unleashed dogs, and homes with more than one pet. In response to this, the Association recently sent out several Violation Letters to address the complaints.

RE-REGISTER YOUR PET!

You should have received the Pet Registration form in the mail recently.

If you've misplaced it, the same form can be found on our website at www.springbrooke.org

(look under Owner Information / Forms)

Please fill it out and send it to Towne Properties.



**NOT Registering your pet is NOT an option.
As a member of this Community you are required to register your pet.**

FROM OUR COMMUNITY HANDBOOK [16. 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.** Dog walking is not permitted in the pool area. **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. **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. No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Area. **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. It is the responsibility of a seller of a unit to inform any prospective buyer of this pet rule. Springbrooke Condominium Association shall not be held liable for failure to convey this and any other regulations that a unit's subsequent owner may find troublesome. Please also note that the City of Centerville does not permit either dogs or cats to run loose in neighborhoods. The right of a resident to maintain an animal in a Unit is subject to termination if the Board, in its discretion as defined in the Association's Declaration and Bylaws, determines that maintenance of the animal constitutes a nuisance or creates a detrimental effect on the Association as a whole.

