

A MESSAGE FROM THE EDITOR(S)

Our apologies for the abbreviated issue of our newsletter this month, and the lack of newsletters this past year. Your Vice-President and Chief Editor is an independent contractor whose business has come back with a vengeance following the Covid-19 shutdowns, and it's keeping him extremely busy. Your Board of Directors hopes you can see the effort we put into making our private neighborhood a better community to live in. We believe Springbrooke is looking better than it has in a long time. The Board appreciates the trust that you place in us, and in our continued efforts to bring our community up to the standards that we should all expect.

Rick Kuhn, President and **Jim Yokajty**, Vice President (and Chief Editor)

Your Board of Directors continues to work diligently to keep our community and its amenities up-to-date and in great shape. In support of these goals, we worked hard to develop a realistic 2024 operating budget. We reviewed contracts with vendors (in some cases opting for new vendors) and re-looked at our processes and procedures -- all while making sure that every decision we make on your behalf helps realize the plans set out in the 2020 Springbrooke Reserve Study.

After nailing down the budget and gaining an understanding of future projects laid out in the Reserve Study, we decided we need only raise the 2024 monthly COA fees by 7.5%, most of which covers an increase in the Standard of Living. If you recall, the Reserve Study that was done in 2020 proposed a 6.2% hike for 5 straight years (through 2025). Your Board has made great efforts to keep costs down, maintain the integrity of our properties, and accrue money in our Reserves for future projects.



We thank you for your trust in the Board members that you've elected and hope that you continue to support all that we do. We truly are working FOR you.

NEIGHBOR-RECOMMENDED CONTRACTORS

Here are some contractors that neighbors have used in the past and would recommend. If you've had other vendors you've been pleased with, let us know and we'll add them to the list.

Cassidy Home Cleaning	937-716-6412
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
Bowtie Window Cleaners	937-436-3005
Deck and Fence Renewal	937-434-3256
Dayton Hometown Pest Control	937-306-1538

Our Community has 2 ongoing 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** Eileen eicamo45@gmail.com  **HELPING HANDS** Joy joyka48@gmail.com

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
Marilyn Koogler	Secretary/Treasurer
Doug Chapman	At-Large
Paul Schwab	At-Large

Random Thoughts IN THE NAME OF TRANSPARENCY...

- 1** This year we will be replacing three railroad-tie retaining walls. One of these walls, next to the pool deck, is in dire need of repair/replacement. Plans are in the works to get the proper project reviews completed for the wall so we can get legitimate proposals from contractors to repair or replace the walls. These 3 projects are capital improvements so their cost will be covered by our Reserve Funding account.
- 2** You may have noticed several arborists walking around our community. We are working on developing a plan and getting cost estimates for pruning, trimming, removal and replacement of trees and bushes that have been neglected for far too long.
- 3** Driveway Repairs: We are currently getting proposals to have several driveways repaired this coming year. Hopefully the vendors will be getting back to us as the weather improves.
- 4** Irrigation System: We believe we have been able to identify the trouble spots in our irrigation system. We have contracted with Essential Irrigation to replace/repair many of our sprinkler heads throughout the system this coming spring, while they are here working on the spring start-up.
- 5** Because the economy has changed so drastically over the last several years, it has pretty much rendered our 2020 Reserve Study obsolete. We have contracted with the same company, Reserve Advisors, to update the Study. This will allow us to more accurately predict how much money should be in our Reserves to assure the money is there when we need it for roof replacement, fence replacement, etc
- 6** Rather than replace some of the tired, stained and broken pool furniture, we contracted with a local company to re-strap and re-sling some of it. They are working on this over the winter. We also purchased three new umbrellas at a discount during the off-season. In addition, Jim and Christi Yokajty have volunteered to clean up and repaint the four round tables.
- 7** We were advised when the new blacktop was laid that our roads should be sealcoated within 1 to 2 years after the project is completed. We are currently reviewing bids from contractors , with the goal of performing this task in 2024.
- 8** Aquatics Plus will be handling the maintenance of both of our ponds again this year.
- 9** Welcome New Residents! It's been a while since our last newsletter, so we're a little overdue with our Welcomes. Over the past year (or so) we have had a handful of new owners move into our community! We would like to extend a warm welcome to Sheryl S, Marisa E, Ann P, Bob & Amy B, Joan B, Debra M, Marcia C, and Thomas C. We also had several residents pass away this past year. Our thoughts and prayers go out to the families of Kathryn Stephenson, Kay Poeppelmeier and Chris Mills.
- 10** Some neighbors have asked if we could resurrect the monthly, morning coffee gatherings that we used to have at the Clubhouse. Let's see how much interest there is. Send an email to me, Jim Yokajty, at jim@silentj.com. In the email let me know which days and which times are best for you.
- 11** As a reminder to all pet owners, Section 16 of the Springbrooke Owners Handbook states that Residents of Springbrooke Condominiums are permitted one household pet. In addition, a Pet Registration form must be completed after acquiring a pet, or by new residents who move into the community with a pet. A pet must be on a leash when outside and must be accompanied by a responsible adult. Any droppings on the Association grounds must immediately be removed and disposed of in a manner that does not create a health hazard for any resident.

2024 LANDSCAPING COMPANY After meeting with 5 different landscape companies and reviewing their bids for our landscaping needs next year, the decision was made to let our current vendor go, and start with a new landscaper in 2024. The name of our new landscaper is **Community Green**. They will begin their service this coming Spring on March 1st. The Board was impressed with Community Green's presentation and their proposed two-year agreement wherein the price will remain the same in Year 2.

2023/2024 WINTER SNOW MAINTENANCE We also have a contract with **Community Green** to plow, shovel and deice our roads, sidewalks and driveways.

2024 PHASED HOUSE PAINTING This past year we finished up the last phase of our 5-Year Painting contract with Certa-Pro Dayton. So over the last 5 years every building has had the trim, porch ceilings, front doors and garage doors painted. It's time to start that 5 year rotation all over again. It is our hope that starting in 2024 **CertaPro Cincinnati** will be taking over this project. We will start back again on Donamere Circle. Towne Properties will make contact with the owners on Donamere to let you know when your unit will be painted.

COMMUNITY POOL Dayton Pool Management will continue to be our vendor for maintaining the pool from Memorial Day to Labor Day. If you haven't taken advantage of this beautiful amenity yet, maybe 2024 is the year.

GOOSE ON THE LOOSE Goose Buster will continue to be our vendor for controlling the number of geese that visit our property.



SOME MAY DATES TO REMEMBER

Annual Meeting
TUESDAY MAY 7
7:30pm

Pool Opening Party
SATURDAY MAY 25