

FROM THE EDITOR'S DESK

Just some notes and updates about various things the Board wants you to be aware of.

Jim Yokajty, Board Vice President

Consider Volunteering for the BOARD OF DIRECTORS

One of the current Board Positions is open for election in May. If you care about the community and feel that your knowledge and experience might benefit the Association, this is your opportunity to have a say in how Springbrooke is managed and maintained. Please consider running for a position on the Board on May 7.

LANDSCAPING

"COMMUNITY GREEN" is our Landscaping company for 2024 and 2025. They maintain some pretty large properties in the area – including Settler's Walk in Springboro. Again, the weather has provided some challenges, but we feel they have done a terrific job so far, and we look forward to driving into a beautifully maintained neighborhood.

Note that we recently received a negative comment from one of our neighbors regarding the lawncare. They felt that the grass, weeds, flowerbeds and weed-eater trimming "look AWFUL". We appreciate any and all feedback – good AND bad. Don't hesitate to use the Contact Us page on the website to let us know what you observe.

**Tuesday, May 7 at 6:30pm
at the Clubhouse**

1 **The 2024 Springbrooke Condominium Owners Association Annual Meeting is coming up SOON!**

Every household should have at least one person present at the meeting. If you are unable to attend, please make sure you give your proxy to a neighbor or Board Member. Don't forget to sign the proxy before handing it to someone else.

TREE PRUNING/REMOVAL

You have probably noticed some yellow ribbons tied around some of the trees in Springbrooke. The weather has delayed things a little, but all of these trees will be getting a good hair cut this year. You will soon see a crew from Russel's Tree Care. We have contracted with them to prune about two dozen trees in our neighborhood, in addition to removing two trees.

4

MULCHING

It was decided to forego any mulching this year – mainly driven by the cost. Every estimate that we received for mulch during the budgeting process was much more than we had paid in the past. If you choose to mulch your own beds this season, you are required to use only **Black** mulch.

Towne Properties - Dayton
6540 Centerville Business Pkwy
Centerville, OH 45459

Jorge Escobar, Property Manager
Tel (937) 222-2550 Fax (927) 222-2552

CONTACT US



Your Current Board

Rick Kuhn
Jim Yokajty
Marilyn Koogler
Doug Chapman
Paul Schwab

President
Vice President
Secretary/Treasurer
At-Large
At Large

6 NEW INSURANCE POLICY When we were setting the Budget for 2024 we knew that our insurance rates would go up. We planned for a 10% increase. However, when the policy automatically renewed several months later, it actually came in at 30% above last year's rate. We of course immediately started shopping around. Our new Insurance Company of record in 2024 is State Farm. As a sidebar, you may not have thought about this before, but your COH fees pay for this insurance each month.

7 HO6 INSURANCE During our conversations with State Farm they suggested that we reiterate the fact that all owners should additionally carry **Home Owners 6** insurance. In our Handbook, under **7-B Owner Responsibilities** it states: *Owners are responsible for everything in their unit from the walls in. This would include, but is not limited to, floors, ceilings, drywall, windows and any material overing such structures. (i.e., paint, wallpaper, curtains/blinds, tile, carpeting), as well as appliances, and personal contents (furniture, clothing, etc.). Owners should obtain insurance against liability for events occurring within their homes or on their driveways or walks, as well as for losses with respect to personal property and furnishings, and to improvements they installed. The recommended policy is a Home Owners 6, which is a condo unit policy.*

8 PHASED DRIVEWAY REPAIRS Each year we repair portions of 6-8 driveways in the neighborhood. We had a bunch of issues last year regarding the quality of work provided by Hauser Concrete, so we asked four other possible vendors to meet with us, walk the grounds, and provide us a list of driveways that warranted repair, along with an estimate for the work. We ultimately awarded the contract to Gomes Contracting. Gomes helped us to determine which driveways were the most unsafe and needed repair. Unfortunately, we can't repair all the driveways in one year due to budget constraints, but we've already earmarked additional driveways that we'll address next year. The owners who have driveways being repaired this year have already been contacted. Also, Gomes Contracting extended an offer to this year's owners to replace the entire driveway if any owners are interested in doing so. The cost difference would of course be covered by the homeowner.

8 ANNUAL MEETING LETTER You should have received a letter from Towne Properties this week announcing the upcoming Annual Meeting. In addition to the announcement, you also received a Proxy. If you know you will not be able to attend the Annual Meeting on May 7, please give your Proxy to one of your neighbors so that your vote, if any, is recorded.

9 In addition to the Annual Meeting materials, you should have also received a notice requesting your vote on an **AMENDMENT TO OUR GOVERNING DOCUMENTS**. In a nutshell it shifts the responsibility of maintaining the outside appearance of the Front Door and Garage Door of your home, from the owner to the Association. The question of responsibility arose because we just finished the 5th year of painting the trim and doors of every home, yet our governing documents state that the owner is responsible for painting the doors. We need 75% of the neighborhood to vote YES in order for this Amendment to pass. Just a reminder that if this does not pass, you will be responsible for painting the doors. Note that there are specific colors that are to be used on the doors. The Board would provide that information if this vote does not pass.

10 PHASED EXTERIOR TRIM AND EXTERIOR DOOR PAINTING As stated in the previous paragraph, this past year we finished up Phase 5 of our 5-year painting contract with Certa-Pro. Although the painting is supposed to resume this year (starting in Donamere Circle again) the Board needs to wait on the results of the proposed Amendment before we can sign a contract with Certa-Pro.

11 SEAL-COATING OUR ROADWAYS We have signed a contract with T.A.R. Inc to seal-coat the roadways that were paved recently. This probably won't happen until late Summer or early Fall because we want to wait until the phased driveway repairs are completely finished. That way the cement trucks aren't driving on a newly seal-coated road.

12 RETAINING WALLS As has been mentioned in a previous Newsletter, we received estimates from 4 companies to rebuild the retaining wall in the pool area and two other walls in the neighborhood. We quickly deduced that our decision would be much easier to make if we hired *MERS Engineering* to design the walls, and then provide those said designs to the four companies to bid on. This way we would not only guarantee structurally sound walls, but we could then compare apples to apples. Each of the companies are currently reviewing the designs and creating estimates for us to review.

13 LAMPPOSTS Without a doubt, we've had some issues with both the tall and the shorter lamp posts that are scattered throughout the neighborhood. Note that we are aware of the flickering, tall lamps. If you see any faulty lights, please let us know.



14 RESERVE STUDY We have contracted with *Reserve Advisors* to update our 2020 Reserve Study. In June you will see representatives from their company walking through our neighborhood. This update will allow us, and future Boards, to more accurately predict, plan and budget for various expenses.

15 PERIMETER FENCE Based on an old Reserve Study the border fence was slated for replacement in 2016. So the replacement of the fence is way overdue. The past several years we have been diligent in growing our Reserve Fund so that we can address major projects (like a new fence and new roads). Our goal is to address the replacement of the fence in 2025.

16 COMMUNITY POOL We have been working to get the pool ready for opening day. In order to pass inspection this year we received notice of a couple things that needed to be repaired. The first was to replace the main drain cover, which wasn't up-to-code by today's standards. The second was the re-wiring and replacement of bulb fixtures in the pool (which also were not up to current code).

17 POOL FURNITURE Rather than paying to replace the recliners and chairs in the pool area we opted to have them re-strapped. We should be getting them back soon. In addition, one of our neighbors offered to repaint the three green tables. We will end up with four matching, white tables. Three of the umbrellas were so beat up we purchased three new ones to match the tan umbrella that we kept.

18 POOL OPENING The pool will be open this season on Saturday May 25 at noon.

19 HAVE A GREAT SUMMER!!!!

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

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

