

Meet our Newest Board Member

Hey Neighbor! My name is Christi Yokajty and I have lived in Springbrooke with my husband, Jim, for 7 years. The week after we moved here, I started going to the pool regularly, which is where I met one of Springbrooke's long-time residents - Ben. He was 80+ and swam every day. He told me that "Springbrooke used to be a social place, but then kind of just stopped"...he continued, "so would you like to host a Community Cookout with me?" I said, "sure", and have been doing it ever since.

Ben passed away several years ago, but his love of the pool and parties still make me smile. I was the unofficial Social chairperson for quite some time, organizing Coffee Socials, Game Nights, Happy Hours and Holiday events at the clubhouse. Thanks to all the other neighbors like Anne, Ruth, Mary and Mo, we were able to keep those going even when I was working.

I teach Business and Accounting at Centerville High School. The High School offers a Golden Elk program for Centerville residents, so I encouraged many neighbors to enroll in the program so we could attend football games and school plays (for free) as a group.

Ruth, Paul and I also took on the role of Welcome Committee for a few years delivering welcome bags to some of you. Then COVID hit - same story all over the place.

As a teacher, I love the summer and you will see me with my 3 granddaughters often - they live in the Cincinnati area. I look forward to working in a new capacity as the Treasurer of Springbrooke - and you will continue to see me at the pool and organizing the Community Cookout.

Your Neighbor, Christi

SUMMER IS HERE!

AND THE POOL IS THE PLACE TO BE!

DON'T FORGET TO PUT IT ON YOUR CALENDAR!

COME FOR A COMMUNITY COOKOUT

SUNDAY JULY 21 FROM 6-8

Burgers and Dogs will be provided.

Neighbors with last names:

A-K bring salads

L-Z bring desserts.

Bring Your Own Beverages.

☆☆☆ ALL OWNERS – PLEASE READ THIS ☆☆☆

Living in a Community with a COA (Condominium Owners Association) is different than owning your own home on your own property. With a few exceptions, everything outside the studs of your home is owned and cared for by the Association. And, as such, if you're considering doing more than planting seasonal flowers or adding a few decorations in the flower beds **YOU MUST RECEIVE APPROVAL FROM THE BOARD OF DIRECTORS PRIOR TO ANY WORK BEING STARTED. AND THE ONLY PROCESS FOR RECEIVING APPROVAL IS BY FILLING OUT AND SUBMITTING A 'BETTERMENT APPLICATION'**. The Betterment Application can be found on the Springbrooke.org website. We've also included the application as the last page of this newsletter

Some of the projects that require you to submit a Betterment Application

- Any project that requires nails or screws in the outside walls, brick or siding.
- Any project that requires placing a hole in the roof or walls of your home.
- Any landscaping project
- Anything to do with a back patio
- Construction or replacement of a fence
- Addition or removal of bushes and trees in the flowerbeds adjacent to your home

Below are some regulations to remember, as stated in Springbrooke's governing documents.

- You are not permitted to attach anything to, or to modify anything on the exterior of your building
- Window Air Conditioners or Fans are not permitted
- Privacy fencing must be consistent with the community
- Patios must be concrete. Patios cannot be enlarged.
- You are not permitted to replace your front door or change the color of it.



2329 Donamere Circle



2349 Donamere Circle

As you've probably noticed, work began last week on replacing the 3 Retaining Walls in our neighborhood. Two of the walls are located in Donamere Circle. These are the walls that are currently being replaced. The third wall, located inside the pool area, will be started after the pool is shut down at the end of the

season. The original railroad tie walls are being removed, and then being replaced by cement Versa Block walls.

SEAL-COATING. After the two retaining walls are completed on Donamere, we'll be able to confirm a date for the Seal-Coating project. We didn't want heavy construction equipment on the roads just after sealer was applied. Our contractor will map out the logistics and the timing of the project and will provide instructions to us as to where we can and cannot park, and which roads will be ready to drive on, and when.



COMMUNITY POOL. What a great, hot start to the summer. Perfect for owning a pool. It's been great seeing lots more of our neighbors using the pool this year. But even with the increased use, you'll find that most of the time you'll have the pool to yourself. The pool is kept around 85-degrees. So, it feels refreshing when it's hot outside, and warm when the air is a little cooler.



FISHING IN OUR PONDS. Lately there have been several different groups of young people spotted, fishing in the ponds. Although they could be involving themselves in much worse activities, Springbrooke has a NO FISHING policy in the ponds. We of course don't police the ponds, but if you decide you feel the need to approach them, please try to represent our community in a mannerly way.



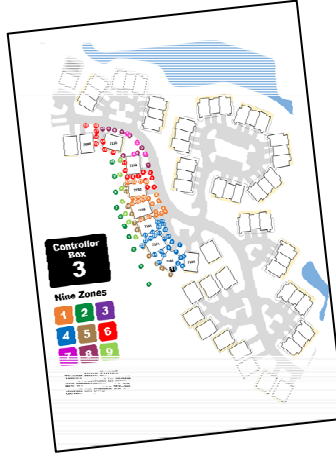
RESERVE FUND. We have asked for a Reserve Fund analysis to be done this summer. That process was started on June 18, 2024. The Reserve Advisor engineer was on site and is in the process of revising our Reserve Funding Report. We are hoping to get the revised report back before we start working on our budget for next year.

OVERNIGHT BARKING. Most dogs bark when doorbells ring or unfamiliar people are in the area. We've had some complaints about hearing dogs barking in the middle of the night. Please be kind to your neighbors and do what you can to refrain your dog from excessive barking, especially in the middle of the night.

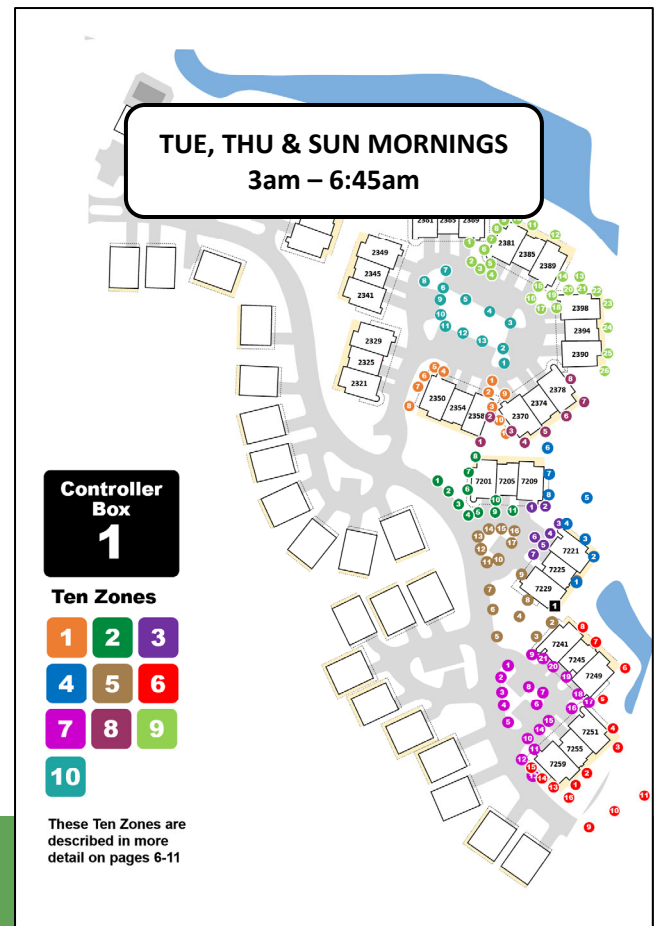
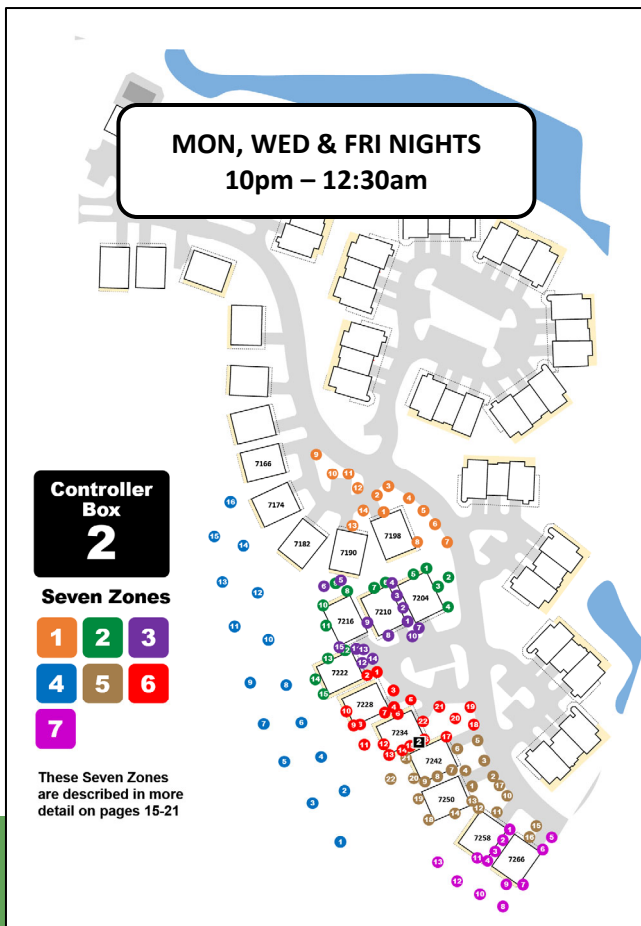
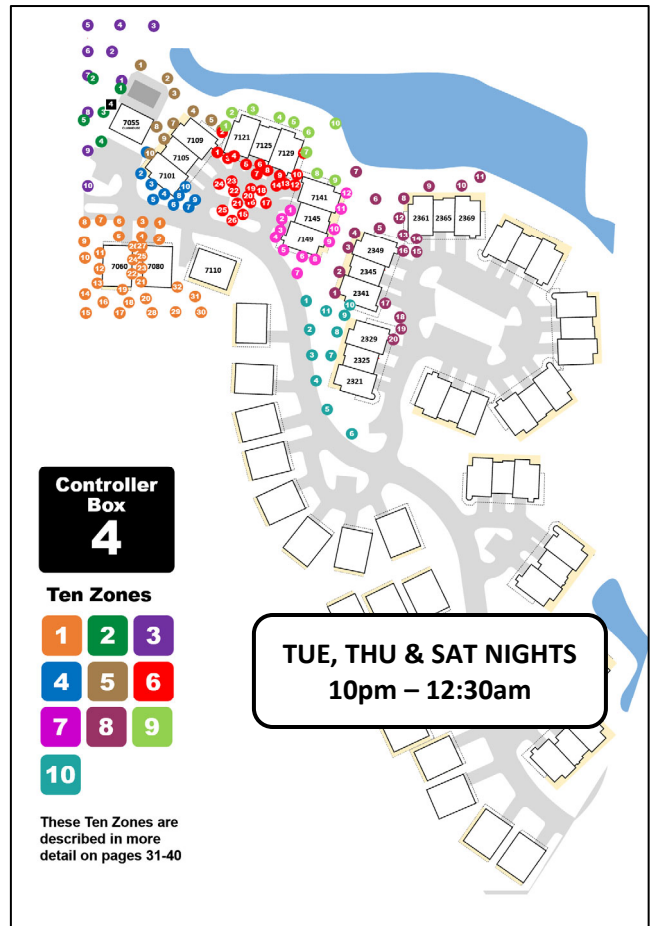
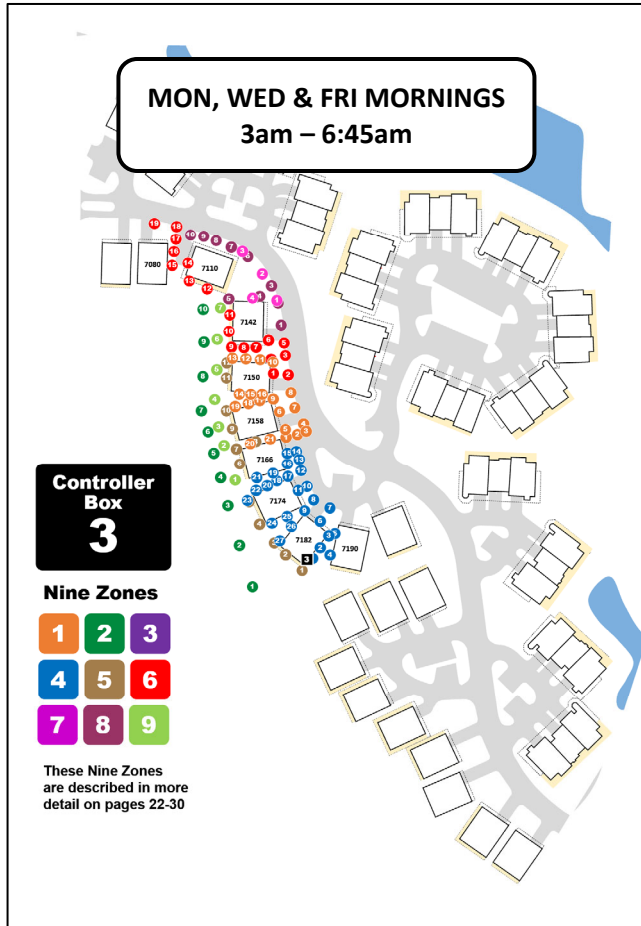


SPRINKLER SCHEDULE. We probably didn't

do a great job at the beginning of June keeping up with the unusually hot 90+ degree days. The current sprinkler schedule is set to water every area of our neighborhood 3X each week – until we see consistently green grass again. On the next page of the Newsletter, you'll find some maps that depict when you should see active watering around your home.



SPRINKLER SCHEDULE. As of 2024 JULY. This schedule is subject to change.



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.



Joy Karl
Chair, Helping Hands Committee
joyka48@gmail.com

Eileen Moran
Chair, Green Thumbs Committee
eicamo45@gmail.com



HELPING HANDS COMMITTEE.

I hope you have heard of The Helping Hands Committee. We are the ones willing to lend a Helping Hand to neighbors in our community. If you are in need of someone to help you with a small task, email me at Joyka48@gmail.com or send a text to 937-371-8176 and explain what you need. I will dispatch one of your neighbors to get the job done. I never send anyone to your home who is not in our community. I will either accompany the "task master" to introduce you or send you a description.

In the past few years, we have changed a lot of inaccessible light bulbs, moved a few items, pulled boxes down from attic storage, gave fireplace instruction, replaced a smoke alarm battery, retrieved packages for vacationing neighbors, and located an illusive water shut off valve. The best part is—meeting and talking with some wonderful neighbors!

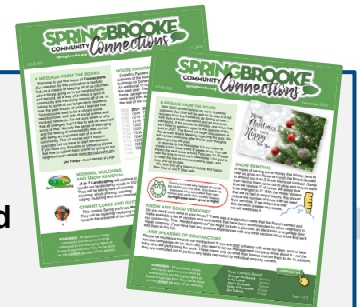
Is there anytime we would not lend a helping hand? Tasks that you would pay a professional to do, such as, fixing a furnace or ac unit, shoveling snow, cleaning, or interior painting, are out of our area. We are neighbors helping neighbors for a small or short time tasks only. If you are unsure if your task qualifies, send me a note or text me. I am happy to talk with you about whatever you need doing. If you call my number, leave a message as I screen my calls like so many of us do these days. And you can always stop by 7250 Brookmeadow to chat in person.

Finally, a big thank you to the neighbors who have volunteered to be on the committee. Mark Karl, Ann and Bill Cherry, Santosh Deevi, and Micayah Wolfe. If you would like to serve on the committee, we would love to have you.

GREEN THUMB COMMITTEE.

We'll hear from Eileen in our next issue of the Newsletter.

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



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

We've had a few new owners decide to call Springbrooke their home since our February Issue of the Newsletter was posted.



Please join us
in Welcoming
JUDY H.
& **JIE Y.**
to Springbrooke

ARCHITECTURAL AND LANDSCAPE IMPROVEMENT APPLICATION

Springbrooke Condominium Association

This application form should be submitted for any construction or addition to the exterior of your building or limited common area grounds. If in doubt about your particular project, contact the Property Manager.

The object of requiring a Unit Owner to file an Improvement Application with the Board of Managers is to insure that planned improvements conform to the Association's Declaration, enhance the community, maintain the architectural harmony of the community and in no way inconvenience other Unit Owners and Residents.

NAME: _____

ADDRESS: _____

DATE: _____ PHONE: _____

TYPE AND NATURE OF IMPROVEMENT: _____

COLOR: _____ LOCATION: _____

DIMENSIONS: _____ APPROX. COST: _____

An engineered drawing of all improvements should be submitted and attached to the application to show exact location and dimensions. Lack of details could delay approval or generate disapproval. Approved projects must be completed within 90 days unless otherwise authorized by the Board of Managers.

I understand the rules concerning the proposed improvement. I will contract with a bonded and insured company to complete the described improvement or assume all liability for completion. I agree to abide by the rules established by the Board of Managers and will be solely liable for any upkeep required by the addition of this improvement.

DATE: _____ SIGNATURE OF UNIT OWNER: _____

FOR BOARD USE ONLY

DATE APPLICATION RECD: _____ REC'D BY: _____

DATE APPROVED: _____ DATE DISAPPROVED: _____

APPROVED/DISAPPROVED BY: _____

Submit this form and attachments to Towne Properties, 6540 Centerville Business Parkway, Centerville, Ohio 45459

Completed application distribution: Board of Managers Secretary, Management Company, Applicant.