



In July, our neighbor Christi Yokajty organized a **Community Cookout** for the neighborhood. What a great event it turned out to be! Thirty of our neighbors enjoyed hot dogs and hamburgers out on the pool deck. The food and desserts that each neighbor brought with them provided more than enough food for everyone. It was great to see so many residents join in the fun. It was also nice to catch up with what everyone had been doing for the summer.

OUR NEXT EVENT.... There have been several requests for “social time” with our neighbors, so we’re trying a new event we’re calling **Saturday at the Club**. This is Open House style where you can drop in for a few minutes or stay for a couple of hours (or all day). Whatever fits your schedule - we would love to see you to catch up on life and neighborhood news. Come to the clubhouse on Saturday October 26th for coffee, donuts, socializing, card games, board games, maybe some televised football (we need to work on that one) and lunch.



Note - add to my calendar so I don't forget.

We'll start with **Coffee and Donuts at 10:00am.**
Followed by whatever you want to do.
We'll have **Pizza and Salad for lunch at 12:30.**
Followed by more games and socializing.

We'd love to see you at the Clubhouse SATURDAY, OCTOBER 26 for as long as you'd like to stay!

OVERNIGHT BARKING. In the last newsletter we mentioned we had some complaints about hearing dogs barking in the middle of the night. After some undercover detective work it was determined that the non-stop barking was coming from the neighborhood behind us. Depending on where you stood in our neighborhood, you could easily hear the barking... even as far away as Donamere Circle. The Centerville Police were contacted, and the noise has ceased.



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Your Current Board of Directors

Rick Kuhn *President*
Jim Yokajty *Vice President*
Marilyn Koogler *Secretary*
Christi Yokajty *Treasurer*
Paul Schwab *At Large*



RETAINING WALL (IN THE POOL AREA).

Gomes Contracting recently completed the replacement of the railroad tie retaining wall in the pool area behind our clubhouse. The previous wall was beyond repair. As with the other walls that were redone this past summer the Board chose to have them constructed with cement Versa-Block. The three walls that were addressed this year all look fantastic.

When the Board approved the pool wall project, our hope was that we could save the existing fence and simply put back the sections that were removed for construction. Unfortunately, the wood was too rotten to reuse. We are currently in the process of looking at vinyl options for the new fence.



SEAL-COATING.

We were also able to take care of the seal-coating project on our roads this summer. It really looks sharp. We appreciated everyone's patience during the project and thank you for heeding our requests to park in other places and stay off newly seal-coated portions of our roads.

REMEMBER...

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.

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 the 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



GREEN THUMB COMMITTEE.

In the last issue we heard from Joy Karl, the Chair of the Helping Hands Committee. This month we hear from Eileen Moran, the Chair of our Green Thumb Committee.

Do you enjoy gardening? Are you looking for a way to become more involved in our community? If so, then consider joining our Green Thumb Committee. No experience or green thumb is needed, we will show you what to do. The committee is made up of a group of volunteers that plant and maintain the annuals at the entrance and the planters by the clubhouse.

Volunteering our time helps keep the association costs down and is one small way we can contribute to making the neighborhood colorful and inviting. We don't maintain any of the bushes or trees, just a small area of the development.

Each of the volunteers signs up to water about once every 4-6 weeks from spring until fall. If you have ideas for next year or would like to become involved, text me, Eileen, at 937-708-9301 or email me at eicamo45@gmail.com. I am always looking for ideas on planting that is deer and drought resistant.



Special thanks to our volunteers this summer, Diane, Judy, Christi, Cathy and Rick.



AT&T. Earlier this summer you may have seen a crew onsite digging holes along our perimeter fence. Later in the summer you may have noticed that most of the grass had completely died in the back yards between the houses and the fence. Assuming there was probably damage done to our sprinkler system, the Springbrooke Board contacted the City of Centerville for information regarding this issue. They were happy to provide us the Dig Permits that were approved for AT&T to install fiber optic cable along the fence.

In looking at the permits it was quickly apparent to us that AT&T had installed the cable on the wrong side of the fence. Long story short, AT&T admitted the mistake and will be removing the cable that was buried and move everything to the other side of the fence. They will also resod all areas that they dug up and repair any broken sprinkler heads and water lines. A timeline for doing this work has not been established yet.



When Springbrooke Condominiums were first being constructed there were plans for 144 units. The builder eventually ran out of money and only ended up building 63 units. If you drive to the end of Brookmeadow Drive you'll see a field and some woods where the road dead-ends. Several times since Springbrooke was built, developers have tried to build something on that land. There were even plans to build a Meijers store there.

As most of us already know there is currently yet another interested party whose intention it is to build 300 apartments on that property. And I would guess that most of us probably don't want to see that plan come to fruition. Several of our residents have become very involved with a group started on Facebook called "**Stop the Bellbrook/ Centerville multi-family land development!**". I asked our neighbors Ann and Malia to tell us more about the group's fight to stop *Continental Properties'* proposed plans to build "*The Springs at Centerville*".

The best place for up-to-date information is the Facebook group. There are three coordinators that spearhead the Facebook page and keep everyone updated through the page. You are invited to ask questions and receive responses through the Facebook site as well. Another resource for information regarding the proposed project and the time schedule is the City of Centerville website <https://www.centervilleohio.gov/>. Look for a page in the NEWS section titled [7155 Wilmington](#). From that same page you can sign up to receive email updates when new information is posted.

The Facebook Group encourages anyone who opposes the development to make their feelings known. You can do this by attending the upcoming public hearings and public meetings. Both of Continental Properties' applications, one to rezone some of the property and the other to build on the property, are scheduled for **public hearings**. These hearings are at the:

Planning Commission Meeting, Tuesday, November 19 at 7:00 p.m. - The Planning Commission will review both applications during this meeting. The Facebook Coordinators will present a Power-point, and individuals will be invited to speak. The Commission will either agree with Continental Properties' proposal and send it on to City Council for review, or they will request Continental to go back and correct any issues or concerns, and the process begins again.

City Council Meeting, To be determined. City Council will review the application, along with the Planning Commission's recommendation and then vote on a determination. City Council makes the final decisions on both the Zoning Map Amendment and the Building application. .

In addition to the two scheduled Public Hearings, you are encouraged to attend any of the upcoming Council Meetings where all comments on any topic are welcome and encouraged!



Ann and Malia would like to add, "Since everyone in Springbrooke is a separate property owner, attending Planning and Council meetings and sending letters would give us 63 more voices."

City Council Meetings (7:30pm)
October 7 & 21
November 4 & 18
Dec 2 & 16

All of the meeting times are held in Council Chamber, at 100 W. Spring Valley Rd.

2025 OPERATING BUDGET

The Board of Directors is currently working on the Association's 2025 budget. We're hoping to have the Operating Budget and the Reserve Funding allocation requirement put together by the end of October. Once we are done with our portion of the budgeting process we will send it on to Towne Properties for their legal review. After the budget is adopted it will be sent out to our residents. At that time we plan to have a community meeting to offer the chance to discuss any questions or concerns anyone may have regarding the 2025 budget.

STORM DAMAGE

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 .



We've had a new owner decide to call Springbrooke their home recently. Please join us in Welcoming

JIE YANG



NOTE: Past Newsletters can be viewed and/or downloaded from our website <https://springbrooke.org/newsletter-archive>

NEIGHBOR-RECOMMENDED CONTRACTORS

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|------------------------------|--------------|
| Greg's Handyman Services | 937-369-4004 |
| Cassidy Home Cleaning | 937-207 2143 |
| 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 |
| Dayton Hometown Pest Control | 937-306-1538 |
| Bowtie Window Cleaners | 937-436-3005 |
| Deck and Fence Renewal | 937-434-3256 |