

OCTOBER 2024

SATURDAY AT THE CLUB

In October, neighbors gathered at the Springbrooke Clubhouse for an event that your Board of Directors dubbed, "Saturday at the Club". We had a great turnout for this first-time event. It started with coffee and donuts and wonderful conversation, followed by some games of Euchre and puzzle-building. Then pizza was ordered for lunch, and we added watching the Ohio State football game to our list of things to do. Those that attended agreed that it was a great way to spend a lazy Saturday.

OUR NEXT SOCIAL EVENT

just happens to be another "Saturday at the Club. Information can be found on page 3 of this newsletter



During the event we decided to surprise our neighbors, Ruth & Paul. In October they celebrated their 67th Anniversary!

A NOTE FROM YOUR COA PRESIDENT

Since 2006 the Springbrooke Condominium Owners Association has commissioned four Reserve Funding Studies. These studies, done in 2006/07, 2013, 2020 and 2024, are performed periodically to satisfy requirements set forth in various sections of Ohio law regarding Condominium Communities. The purpose of these studies, which are recommended to be performed every 3 to 5 years, is to ensure we have a funding plan in place for the capital expenses of our community.

The most recent study, completed in late July last year, was used in part to prepare the 2025 annual budget for our community. The study includes recommendations regarding the amount of money that the Springbrooke COA needs to set aside each year to cover upcoming and future capital expenses. The 2024 Reserve Study recommendation is to increase our Reserve Funding allocation an additional \$25,700, each of the next four years. This amounts to an increase of 10+% in our funding requirements. Note that this does not include any operating fund increases that might also need to occur. *Continued on next page*

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The Board of Directors is charged with ensuring the financial stability of the Association based on the information provided to them by past budgets, the property manager and the Reserve Funding study recommendations. This association has the financial obligation to not only look at the day-to-day financial requirements, but we are also charged with looking at the future financial requirements as outlined in the Reserve Funding study. This Board of Directors has put forth a budget for 2025 that reflects our commitment to the future of our community.

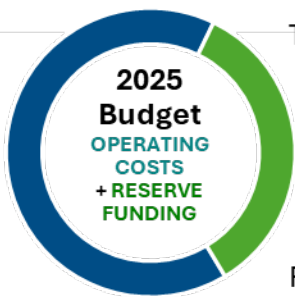
The Reserve Advisors (the contractor that we hired to create the latest Reserve Study) has identified a handful of projects that we will need to address over the next 5 years and beyond. Some of the near-term projects include replacement of the wood perimeter fence, the replacement of light poles, clubhouse renovations, and clubhouse HVAC replacement-- just to name a few.

A Reserve Study is a Condominium Association's roadmap for guaranteeing that the maintenance of all aspects of the neighborhood are considered and planned for, not only now, but also well into the future.

On behalf of myself and the rest of your Board of Directors, we hope that all our neighbors experience a healthy and Happy New Year.

Richard Kuhn, President, Springbrooke COA

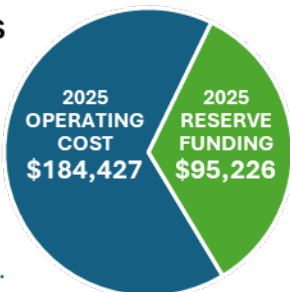
SETTING A BUDGET



The Board of Directors of the Springbrooke Condominium Association, along with three residents of our community, met four times in September and October to discuss and determine **Springbrooke's Budget for 2025**. The overall budget considers 2025 OPERATING COSTS (amount of money needed to maintain the community for the year), and 2025 RESERVE FUNDING (monies earmarked for major projects, such as fence replacement, roofing, siding, road repairs, etc.) These two numbers determine the amount of Revenue required in 2025. This Revenue is collected as the COA fee that each resident pays.

2025 OPERATING COSTS

- \$74,000 Grounds Care
This includes:
Grounds Labor,
Snow Removal,
Tree Service,
Pond Maint.,
Irrigation Maint.,
Landscape Misc.
- \$38,000 Insurance
- \$33,300 Maintenance
- \$19,680 Admin Expense
- \$9,550 Utilities
- \$8,707 Pool
- \$1,190 Clubhouse Maint.



2025 RESERVE CONTRIBUTION

- The balance of our Reserves on Dec. 31, 2024 was **\$111,184.36**
- Our Reserve Study states that at the close of *next* year, 2025, we must show a Reserve Balance of **at least \$167,784.00**.
- In addition, we already know we'll have Reserve Expenses totaling **\$22,066.00** next year. These project include:
Phase II of Building Painting and painting of the pool.
- The **2025 minimum Reserve Contribution** total is **\$78,665.64**.

NOTE: After much deliberation it was decided to forego mulching again this year. An explanation of this decision can be found on the next page..

NOTE: The decision was made to put off replacement of the perimeter fence for another year or two. An explanation of this decision can be found on the next page.

The Board of Directors determined the need for a 12% raise in COA Fees for 2025. This will provide us a total Revenue of **\$279,653**. This amount ensures we can cover the projected **2025 Operating Costs** and fully fund our **2025 Reserve Contribution Requirements**, in addition to allowing us to grow our **Reserves for future projects**.

WHY THE DECISION WAS MADE NOT TO MULCH AGAIN THIS YEAR

The main reason is cost. Mulching was estimated at \$13,000 (which would have resulted in either an additional 5% hike in our monthly fees, or an assessment.) Another factor was that we all felt that our contractor this year, Community Green, did a great job of keeping the beds free of weeds, even without mulch. With that said, we plan to resume mulching in 2026 and may suggest at that time that we consider mulching every other year to keep Operating Expenses down..

Again, residents are welcome to install their own mulch (or hire a contractor to do so) in 2025. The only stipulation is that **the mulch must be black mulch**.

WHY WE DECIDED TO HOLD OFF ON THE LONG OVERDUE REPLACEMENT OF THE PERIMETER FENCE

We are well aware that the fence is long overdue for replacement. The fact is, both the 2006 and 2013 Reserve Studies called for it's replacement in 2016. Regardless of why it wasn't done back then, we have been working to fit it into the Reserves Project schedule for the past 5 years. The challenge is we also had other projects that needed to be addressed (such as road re-pavement and sealant, replacement of three retaining walls, and driveway repairs in 2023 and 2024).

With that said, we are currently discussing the best way to complete the fence replacement project sooner rather than later – whether we repair the fence in phases over the next several years or simply replace it entirely when the budget allows it. We're currently gathering quotes for a new fence so we can more clearly determine the best solution for how and when fence replacement can take place.

OUR NEXT COMMUNITY SOCIAL EVENT will be another "**Saturday at the Club**". We'll provide more details in February, but please block out **Saturday February 22nd** on your calendar so you can join us. We'll most likely follow the same schedule – 10am Coffee and Donuts, followed by card games and board games. Then lunch at 12:30, followed by more games and socializing.



AT&T FIBER

This past summer AT&T received dig permits to install Fiber lines in the Pelbrook Farm neighborhood next door. Long story short, they inadvertently installed it on the incorrect side of the fence that separates our two neighborhoods. We asked them to remove everything and place it where it was intended to be installed. AT&T admitted the error and were open to resolving the issue. They have already dug up and moved the fiber lines to the other side of the fence, and placed grass seed and sod where the ground was dug up. This Spring they will sod any areas where the grass seed hasn't taken hold. In addition, they will reimburse us for any damage that was done to the irrigation system.

A BIG SIGH OF RELIEF... FOR NOW.

Continental Properties has ceased pursuing the construction of a proposed multi-family development at the intersection of Bellemeade Drive and Wilmington Pike. This was great news since the development would have been visible from almost anywhere in our neighborhood.

LET IT SNOW, LET IT SNOW... PLEASE STOP SNOWING

The Board asked the landscaping company for an explanation that we could share with everyone, regarding their response to the first big snowfall of the year. This letter was received on Jan 14.

Good Afternoon,

To begin, I would like to thank the residents of Springbrooke for their patience over the past week. Last week, the certified snowfall amounts for the Centerville area was 13.5 inches of snow, which did not include any drifting from wind. We have not received a snowstorm like this in over a decade. While we did everything we could to prepare for the snow storm, a storm like this takes its toll on our employees and our equipment.

Springbrooke has a trigger depth of 2 inches, which means that we begin services at 2 inches of snow. Springbrooke was one of the first properties that we serviced on Sunday (01/05/25). After we serviced the property the first time, we moved on to other communities in the area that needed service. Because of how fast the snow was falling, snow accumulations at other sites caused our crews to take additional time, which caused us to be delayed in getting back to Springbrooke.

When clearing 13.5 inches of snow, it takes our sidewalk crews and operators additional time to clear. This causes our crews to work longer hours at communities and delays our crews from getting back to other communities. Also, there comes a time where we have to give our employees a rest period because of the hours they have worked. Our crews worked over 100 hours this past week. The issue that every snow removal contractor has on big storms is that it is hard to have additional employees on staff. While we have plenty of employees to handle normal snow events, you can never have enough employees that are on standby waiting for an event of this size.

In conclusion, an event of this size is almost impossible to complete quickly. Due to the amount of snow, it takes our crews additional hours to fully complete snow removal at every community. While we worked as efficiently and as safely as possible, we knew that this was not going to be a quick process. You can see the difference in service from this past weekend (01/10/25 – 01/11/25), as we were able to provide services a lot quicker, as it was more of a normal snow event. Again, we appreciate your patience during the winter storm and hope that you can understand why services were delayed. Moving forward we will make adjustments to better operations so that we are better prepared for an event of that nature in the future. We value our partnership with Springbrooke and hope that we can continue that partnership moving forward.

*Thanks,
Kyle Bennett, Community Green Regional Account Manager*



IS THIS THE YEAR YOU FINALLY GET INVOLVED?

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. Consider running for a position on the Board in May.



MISCELLANEOUS NOTES...

- ➔ **If you see something, say something.**
Your Board of Directors tries to be proactive and keep an eye on any issues that arise in our neighborhood – but we can always use the help. So, if you notice anything that's amiss (a fallen tree, a burnt-out streetlamp, an abundance of geese, loose shingles, etc.) please don't hesitate to let us know.
- ➔ Please do your part to keep our neighborhood safe by obeying the speed limit signs posted in our community. Some of us are simply driving way too fast
- ➔ We have asked the contractor that performed the sealcoating of our streets to come back in the Spring to take a look at (and correct) a handful of locations that we feel weren't coated correctly.
- ➔ The **2025 Springbrooke Condominium Owners Association Annual Meeting** will be held on Tuesday, May 6 at 6:30pm. Details will be sent in April. Every household should have at least one person present at the meeting.

NEIGHBOR-RECOMMENDED CONTRACTORS

Greg's Handyman Services	937-369-4004
Cassidy Home Cleaning	907-716-6412
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
Dayton Hometown Pest Control	937-306-1538
Bowtie Window Cleaners	937-436-3005
Deck and Fence Renewal	937-434-3256



We've had a few new owners decide to make Springbrooke their home recently.

Please join us
in Welcoming
Jerry B.
Nicole J.
and
Michael W.

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 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