

Tuesday, May 6th 6:30pm at the Clubhouse

The 2025 Springbrooke Condominium Owners Association Annual Meeting

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.



Consider Volunteering for the BOARD OF DIRECTORS

One open position on the Board of Directors will be on the ballot at the upcoming Annual Meeting. There is an incumbent, but if you are interested in submitting your nomination to fill this open position, please contact Jorge at Towne Properties (his number appears in the footer below). The position is a 3-year term.

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



Pool Opens Saturday, May 24th

The newly re-painted Community Pool will open for the season on May 24th.

If you haven't been to the pool in awhile (or ever) we'd love to see you this summer. In conjunction with opening day, we will be holding our third "Saturday at the Club" event. See details for the event below

May 24th will be our third **Saturday at the Club** this year. We will again kick off the day with donuts and coffee at 10am. We will have time to socialize and play cards or board games.

At noon we will have a light lunch of hot dogs, chips and fruits.

Weather permitting, we will be poolside, but the clubhouse will be our backup plan. The turnout has been great, and it's fun to meet new neighbors and reconnect with neighbors you haven't seen for awhile. See you there!



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

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

Your Current Board of Directors

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

SEAL-COATING DO-OVER

Your Board of Directors contacted the vendor who tarred our roads last summer with concerns that after several months the tarred surface seemed very uneven. They agreed and asked if we'd give them the opportunity to come back and correct the issue. T.A.R. will be back in the neighborhood in May. Residents will receive instructions for parking, prior to the work being performed.



We've had a few new owners decide to call Springbrooke their home. Please join us in Welcoming **Nicole J. & Michael W., and Jerry B.** to the neighborhood.



NEIGHBOR-RECOMMENDED CONTRACTORS

| | |
|------------------------------|--------------|
| 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 |

BEFORE YOU: DIG, SAW, PLANT, TEAR DOWN, BUILD....

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](http://Springbrooke.org/BettermentApplication) 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 having 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