

SUN 27	MON 28	TUE 29
MOVE MY CAR TO PELBROOK FARM DR.	ROADS CLOSED!	ROADS OPEN AGAIN AT 7AM

## SEAL-COATING DO-OVER

You should have received an email recently from Towne Properties regarding the schedule for the Seal-Coating of our roads. T.A.R. will be back in the neighborhood on Monday, July 28<sup>th</sup> (with a rain date of the 29<sup>th</sup>).

**THE STREETS WILL BE CLOSED TO ALL TRAFFIC FROM 7AM MONDAY, JULY 28 until 7AM TUESDAY, JULY 29.**

If you know that you need to drive your car on that Monday, you will either need to leave the neighborhood by 7am, or park your car on Pelbrook Farm Drive the night before. The other solution is simply to stay at home that day. If you have contractors who plan to come in that day you will need to let them know they will not be able to drive into the neighborhood. If everything goes as planned, and everyone heeds our request to stay off the roads, the streets will reopen the next day at 7am. Just a reminder that Springbrooke is not paying anything to have T.A.R. return a second time. They agreed that the work was subpar, and offered to redo it. We appreciate not only your patience, but also for understanding that your Board wants to make sure everything is always done as promised.

## EXTERIOR PAINTING

We are in Phase 2 of another 5-Year Exterior Painting project. It includes the following eleven homes on Brookmeadow Drive. 7060, 7080, 7110, 7142, 7150, 7158, 7166, 7174, 7182, 7190, 7198. It is scheduled to begin the week of August 4<sup>th</sup>, weather permitting. The painting will be handled by Gomes Contracting.

## POOL FENCE PAINTING

The portion of the pool fence that was replaced when the retaining wall was rebuilt will be painted to match the existing fence. This is scheduled to happen while Gomes is here for the Phase 2 Exterior Painting project.



## POOL CLOSING

The last day our pool will be open this season is Labor Day, **MONDAY, SEPT 1.**

## POOL RULE

All Pool Guests **MUST BE ACCOMPANIED BY THE OWNER.**

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

**Jorge Escobar,**  
*Property Manager*  
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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*



## PERIMETER FENCE

The Perimeter Fence that separates our neighborhood with the homes on Pellbrook Farm Road has been in dire need of replacement for some time now. An earlier Reserve Study called for the fence to be completely replaced back in 2016. It's apparent that the fence was never addressed. A couple of the current Board members have attempted to address this issue several times over the past 5 or 6 years, but the lack of finances always stopped the project. We are currently in a position to be able to cover the cost of such a large endeavor. We don't have an exact date yet date from Bellbrook Fence as to when they'll come out to start, but we hope it will still happen yet this year.

## NEIGHBOR-RECOMMENDED CONTRACTORS

Greg's Handyman Services	937-369-4004
Cassidy Home Cleaning	937-207 2143
Albert HVAC Services	937-446-6974
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....

**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.

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

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