

SPRINGBROOKE COMMUNITY

Connections

ISSUE 025

springbrooke.org

MARCH 2026

FROM THE EDITOR

My apologies for not cranking out newsletters on a more consistent basis. It's still probably the best way we have of keeping everyone informed about the goings-on of our 63-unit neighborhood. But it's also a time-consuming task that seems to get put on the back burner when non-volunteer projects take away my time. So, for all of our Catholics, in the Spirit of Lent... "Forgive me Father, it's been 5 months since my last edition".

PERIMETER FENCE – This project has been a long time coming. The new fence was installed by Bellbrook Fence, and it looks fantastic. Some have asked why the fence was turned around, and why the "finished" side is facing the other direction. The truth is, it was installed incorrectly the first time. Believe me, we tried to have the finished side of the fence facing our community, but the City of Centerville insisted on following the rules of constructing a privacy fence. It still looks much better than it has looked in a long, long time.

OUR RULES REGARDING PETS

This article is placed first because we all need a little refresher course on the responsibilities of owning a pet within a Condominium Owners Association, and the penalties for not adhering to these responsibilities. Our community is governed by a set of rules and regulations regarding Pet Ownership. These are not merely suggestions or guidelines, they are our rules.

Choosing not to read & understand these regulations, or simply ignoring them does not dismiss you from having to follow and obey them.



In addition to these stated rules, there are procedures as to how violations are addressed. From a written warning, to fines, to possible legal actions. Below are various statements pulled directly from our community's governing documents, namely the Springbrooke Handbook.

13-A. Pool Use Rules - *Pets are prohibited in the pool area. Authorized service animals are permitted on the pool deck but not in the water.*

16. Pets - *Condominiums are permitted to have one household pet. A Pet Registration Form, which can be obtained from the Springbrooke web site, must be completed upon acquiring a pet, or by a new resident with a pet moving into the community. A pet must be on a leash when outside and be accompanied by a responsible adult.*

(continued on next page)

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

Jorge Escobar,
Property Manager
Tel (937) 222-2550
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Your Current
Board of Directors

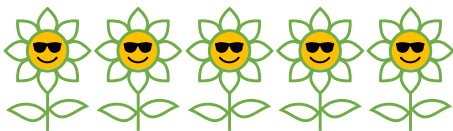
Rick Kuhn *President*
Jim Yokajty *Vice President*
Marilyn Koogler *Secretary*
Christi Yokajty *Treasurer*
Paul Schwab *At Large*



GREEN THUMB COMMITTEE

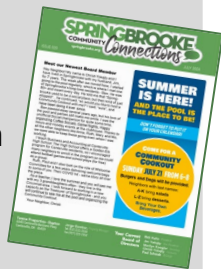
Last year's Committee Chair moved away and we're looking for someone ready and willing to lead the Green Thumb Committee.

The committee was formed several years ago and tasked with the job of planting and maintaining flowers and plants at the entrance of our community. If you're interested in either heading up the committee or simply wanting to help out by taking some weekly watering shifts, **drop us a line on the Contact Us page on our website**. For those of you that were on the watering crew in the past, we hope you continue to help out. Maybe this is the year you lead the group. If you're new to the community, we'd love to have you join the crew. You do not have to commit to a certain day or amount of time.



NOTE:

All of the previous Newsletters since November 2020 can be viewed and/or downloaded from our website



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

OUR RULES REGARDING PETS

(continued from the previous page)...

Any droppings on the Association grounds must be immediately removed and disposed of in a manner that does not create a health hazard for any resident. The tethering of a pet outdoors to any tree, shrubbery, or structure in the Common Area is forbidden. Owners who do so will be financially responsible for damage to Association property and could be subject to termination of pet ownership. No animals, livestock, or poultry of any kind shall be raised, bred, or kept in any Unit or in the Common Area. A visiting pet must conform to the same rules as a resident pet. Owners who allow a visiting pet to violate Springbrooke pet rules will be subject to penalty. It is the responsibility of a seller of a unit to inform any prospective buyer of this pet rule. Springbrooke Condominium Association shall not be held liable for failure to convey this and any other regulations that a unit's subsequent owner may find troublesome. Please also note that the City of Centerville does not permit either dogs or cats to run loose in neighborhoods. The right of a resident to maintain an animal in a Unit is subject to termination if the Board, in its discretion as defined in the Association's Declaration and Bylaws, determines that maintenance of the animal constitutes a nuisance or creates a detrimental effect on the Association as a whole.

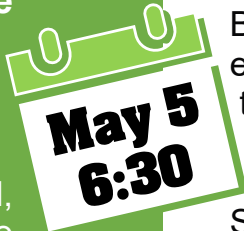
25. Fines and Penalties The following is a partial declaration of rules violations that can impose a fine or penalty. 1. Pet rule violation, too many pets: Each violation may cause a \$25.00 per violation per month to be levied. After six months the Board will begin action to have the pets removed. 2. Pet rule violation, pet not on leash or failure to remove feces in common area: Unit owner may be fined \$25.00 for each violation. After sixth violation the trustees will act to remove the pets from the property. If a legal remedy is required, the violator shall also be charged with the total cost of that remedy, including any court costs and attorney's fees. Unpaid fees and damage charges are added to an owner's account and contribute to association fee delinquency rules; i.e., after three months, a lien and foreclosure can be filed against the Unit.



**MARK IT ON
YOUR CALENDAR!**
*Springbrooke Condominium
Owners Association
Annual Meeting*

**Tuesday, May 5 at 6:30pm
at the Clubhouse**

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.



OPEN BOARD MEMBER POSITIONS

Owners in Springbrooke are always encouraged and invited to “take your turn” and run for a position on our community’s Board of Directors. There are five Board Member positions... President, Vice President, Treasurer, Secretary and one At Large position. Terms are for 3 years. In May, there are three Board members whose terms will expire, so these three Board positions will be open for election (or re-election). If you care about the community and feel that your knowledge and experience might benefit the Association, please consider running in May.

This is your opportunity to have a say in how Springbrooke is managed and maintained. We’ve included the nomination form at the end of this newsletter.

You will receive a copy of the Nomination Form and the Proxy in the mail when notices are sent out for the Annual Meeting.



**SATURDAY
MAY 23
INFO TO COME...**



*** SERIOUSLY, EVERYONE.
THERE IS ABSOLUTELY
NO REASON TO SPEED
IN OUR NEIGHBORHOOD.**

**Please join us in
Welcoming the following
new neighbors to
Springbrooke!**



**Zuhani O.
John D.
Marilyn E.
Ross & Julie L.
Jim & Michele T.**

DELINQUENCIES Just a reminder to those owners who take advantage of the autopay option to pay their monthly COA Fees. If you haven't done so already, you'll need to update your payment amount to cover the increase in fees for 2026. There are quite a few owners who have delinquencies in their accounts because the autopay is the incorrect amount. You will need to go to the <https://www.towneproperties.com/> website, log in to your account, and make the necessary changes. If you need help doing this, contact the receptionist at Towne Properties at (937) 222-2550.

OUR VENDORS AND CONTRACTORS:



TOWNE PROPERTIES is our Property Management Firm. They are responsible for maintaining, operating, supervising and managing the Association. This includes generating various reports, such as Balance Sheets, Cash Flow Statements and Cash Expense Distribution Reports, just to name a few. Towne Properties also handles all of our accounting needs -- including Bookkeeping, Budgeting, Collections, and more. Our main contact at Towne is our Property Manager, **Jorge Escobar**. Jorge took over as Property Manager three-and-a-half years ago. Although he manages a dozen properties for Towne Properties, he is extremely committed to our community. The Board appreciates all the work he does for Springbrooke and we hope that he is allowed to keep our neighborhood in his portfolio of properties for a long time. Another employee of Towne Properties, **Zach**, is our 'Thursday handyman'. Whenever we receive an owner request that's not an emergency it's added to Zach's to-do list, which he works on every Thursday.



COMMUNITY GREEN is easily one of our most visible contractors. They handle our landscaping needs and snow removal needs. We are currently in our 3rd year of a three year contract with them. The Board has been very happy with their quality of work and attention to detail. In the past we've had many different contractors who simply didn't show the care for our common flower beds, bushes, trees and lawns like Community Green does. Community Green also handles the snow removal and salting of our roads, sidewalks and driveways. In addition, we sometimes task them with other projects like the removal of pine trees originally planted between the driveways on Donamere Circle.



GOMES CONTRACTING is a Jack-of-All-Trades. They are a relatively new contractor for Springbrooke, but they've done quite a bit of work for us on a variety of projects. They replaced several retaining walls, replaced a sidewalk, **repaired driveways ?** and replaced the pool fence. They also took over Springbrooke's phased exterior house painting, which is a continual 5-year process whereby the houses and trim are painted on a 5-year rotation. Basically, guaranteeing that all of our structures are painted every five years.

We are in Phase 3 of the 5-Year Exterior Painting project.

It includes the following homes on Brookmeadow Drive.

7204, 7210, 7216, 7222, 7228, 7234, 7242, 7250, 7258, 7266

The painting will be handled by Gomes Contracting.



OUR VENDORS AND CONTRACTORS: (continued)

ESSENTIAL IRRIGATION continues to help us maintain our sprinkler system and handles the startup and winterizing each year. The entire system has over 700 sprinkler heads, so there always seems to be something that needs to be addressed. Several years ago, several members on the Board invested lots of time mapping out the entire sprinkler system to help Essential determine where any leaks might be occurring. Essential Irrigation is, well, “essential” in our goal to fix and maintain a reliable irrigation system.



DAYTON POOL handles the maintenance and care of our community pool. They open our pool each year, maintain it daily through the swim season, and close it at the end of the year. **This year the pool will open for the season on Saturday, May 23rd at noon. Just as we've done in the past, we will celebrate the start of summer with an Opening Day Picnic for all owners.**



GOOSEBUSTERS. Springbrooke shares its space with all kinds of woodland creatures. But sometimes they can become a nuisance. Geese top that list. Goosebusters' job is to help make sure that that geese don't set up shop in our community. We don't mind if the geese come to visit once in awhile, we just don't want them nesting here.



AQUATICS PLUS is the pond management company that handles the installation, maintenance and winter removal of the fountain in the small pond at the far end of our community. The larger pond has a source of water that runs through it, so it doesn't require additional aeration. But they do monitor the front pond to make sure it's clean and chemically balanced.

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.

