
Springbrooke Condominium Association Newsletter

August 2015

It has been some time since a newsletter has been published. With this issue we are hoping to revive and publish it periodically. The purpose of the newsletter will be to keep you updated on the status of maintenance projects and what is happening in our community. From time to time, community rule reminders may also be included.



Annual Meeting

The Springbrooke Owners' Association Annual Meeting was held on June 18, 2015, at 6:30 PM, at the clubhouse. This was a rescheduling of the meeting we attempted to hold on May 4, which did not achieve a quorum at that time.

[Just as a reminder, it is important to submit your proxy if you cannot attend the annual meeting. This will help ensure that we do not have to reschedule it.]

The main order of business was to elect one Board member to fill an expiring position. Prior to the meeting there were three declared candidates: Teri Niederstadt, Tom Fister, and Mike Krapf. After balloting and examination of the results, Mike Krapf was declared the winner.

Your current Board of Directors members are:

President: Jim Gray
Vice President: Mike Krapf
Treasurer: Bill Martin
Secretary: Judy Lukas
At Large: Gale Jamison

A discussion was held on snow removal options. See the **Snow Removal** section of this newsletter. In addition, President Jim Gray reminded owners of some of the community regulations that are most frequently disregarded by residents:

- § Changes and attachments to the exterior of buildings or to common areas are prohibited. Board approval must be obtained to attach something to your unit.
- § Both Centerville city code and Springbrooke regulations require that dogs must be on a leash when outdoors; and owners must pick up after them. This also applies to visiting pets.
- § Allowing non-resident family and friends use the swimming pool without accompanying them is prohibited.
- § An owner who rents his unit must provide the Managing Agent, Kelley Evans, with the name and phone number of the tenant and a copy of the lease.

New Pool Rules



You should have received two replacement pages for your *Springbrooke Community Rules Handbook* recently. These are a complete replacement of the swimming pool rules, which were updated this year at the recommendation of our legal counsel. Note that these new rules are also posted at the swimming pool. Please be respectful to your neighbors by observing them.

Should you have any questions about any of the new rules, or if you did not receive the new rules in the mail, please contact the Managing Agent at 937-422-8849. The downloadable version of the Community Rules Handbook from the web site contains the new pages.



Maintenance Projects

Following is a status of the major grounds maintenance projects for 2015:

Retaining Wall – The large retaining wall between units on Brookmeadow and Donamere is very nearly complete. Drainage problems uncovered during building of the wall have been corrected. The area is being graded and re-sodded as weather permits.

Street Sealing – Due to weather, the complete street sealing originally scheduled for early July has been rescheduled for August. You will receive a letter in the mail to alert you of the days that work will occur. The streets and parking areas will be sealed in three sections. All cars must be removed from the guest parking areas before sealing of your section begins. If you need to use your car on the day your section is to be sealed, you must park it in one of the other sections for that day. A map attached to the letter will show you how the property will be sectioned and sealed. **DO NOT DRIVE** on a freshly sealed street until the workers remove the barriers. Complete instructions and warnings will be provided in the letter.

Grounds Maintenance – You may have noticed that we have a new grounds maintenance vendor this year – American Pride. In addition to mowing lawns and pruning shrubs, they have been replacing some of the plantings. In the near future, a tree service will be removing dead and dying ash trees.



New Residents

Please bid a warm welcome to our new owner:

✓ Marilyn Koogler at 2381 Donamere



Snow Removal

Although not as bad as the previous winter, the 2014/2015 snow removal season did cause the Association to exceed budget by approximately \$10,000. A special assessment is required to make up the shortfall, at an average of \$172 per unit. However, your actual amount will be different than that, as it will be based upon each unit's percentage of ownership as determined by the size of the unit. You will soon receive a letter with an invoice for your assessed amount. The due date for remitting your specific assessed amount is October 31, 2015.

The Board is currently researching ways to help economize on snow removal expenses.



Web Site

As a reminder, the Springbrooke web site (springbrooke.org) is always available for you to:

- § Download legal documents: Declaration and By-laws
- § Download or read online the Owner Handbook
- § Download Forms:
 - * Clubhouse Reservation
 - * Complaint Form
 - * Pet Registration
 - * Request for Exterior Alterations or Improvements
 - * Request for Patio Awning Installation
 - * Request for Satellite Dish Installation
 - * Request for Exterior Maintenance
- § Obtain storm door and exterior light fixture specifications
- § Sign-up to receive e-mail news from the Association
- § Contact the Managing Agent to request information or report any problems.