

We're all about transparency

In keeping with our desire to remain open and transparent about everything that we do, below are some items of note that the Board of Directors would like to share with you,

POOL LEAK. We've been struggling for about a year now with a slow leak in our community pool. **American Leak Detection** was finally able to zero in on where the leak is, and will be fixing the issue on Friday, September 9th. Unfortunately, the project involves sawing and jack-hammering a 3x3' section of the cement deck. They are scheduled to start between 8 and 10am.

SPRINKLER SYSTEM. You probably saw **Essential Irrigation** in our neighborhood several times recently. It was time to address an aging irrigation system. There are no written records showing how the sprinkler system was laid out. So the first step was to have our contractor locate all the spray heads, determine where the zones are and determine which control boxes controlled which zones. To give you an idea of the task that Essential Irrigation had, there are 4 Controller Boxes controlling a total of 36 different zones, with a total of somewhere between 600 and 700 sprinkler heads. While documenting the system they also repaired, replaced or repositioned heads, installed some low-flow heads in areas that were receiving too much water, disabled some heads, unburied a handful of heads, re-directed some heads, and repaired broken water lines, etc. There is still some repair work to do. We are hopeful that the work that was done this season will provide us an efficient, working sprinkler system next year.

SOCIAL ACTIVITIES. We put some of the Community Social Events on hold over the summer, but will re-start some of them again this month. Details can be found in this current edition of the Newsletter.

5-YEAR PAINTING PROJECT. **CertaPro** was on property this summer to work on Phase 4 of a 5-Year painting project to paint the trim and doors of all the buildings. We had to have them come back a couple of times to touch up front doors and garage doors that had remained closed when the painters arrived the first time. The Board wanted to make sure CertaPro did everything they were being paid to do. Thanks to those residents whose schedules were affected each time the painters returned. We did run into one glitch – Sherwin-Williams seems to have changed the actual color of "7570 Egret White". So the Phase 4 houses have a slightly lighter color for the trim and garage door. For Phase 5 next year we'll do our best to match the color of trim that all the houses were painted with in Phases 1, 2 and 3. The residences that are to be painted in 2023 are 7101 05 09 21 25 29 41 45 49 and the Clubhouse.

POOL. Note that the pool is now closed for the season.

...continued on the next page

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CONTACT US



Board of Directors

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Jim Yokajty	Vice President
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MASTER GARDNER. The **Green Thumb Committee** has been tasked with reviewing all the landscaping in our neighborhood (starting with all of the parking islands). They will be making recommendations regarding removal, repair or replacement of bushes, trees and flowers. The Committee recently invited a local Master Gardner to meet with them to walk the grounds and provide advice regarding the existing vegetation in our neighborhood. More to come on this subject later.

HVAC MAINTENANCE. After calling a contractor this summer when one of the AC Units stopped working in the clubhouse, we realized that it had been a couple of years since the units were looked at. We have since signed a contract with **Tanner Heating and Air** to do two maintenance checks on both systems every year. Although the issue we had with the air conditioner recently was repairable, we feel that biannual scheduled maintenance is a wise investment.

POWERWASHING. The Board is considering setting up a more cyclical approach to powerwashing all the buildings in the neighborhood. We are speaking with vendors and Towne Properties to determine what kind of rotation to establish. Every year? Every other year? Phased powerwashing over 2 years? 3 years? The Board will of course take all the information and make a sound decision based on finances and how often we should be performing powerwashing on all the buildings.

2023 OPERATING BUDGET. Every August and September your Board of Directors begins the task of collecting bids from vendors for Landscaping, Pool Maintenance, Pond Maintenance, Snow Removal, Irrigation Maintenance, Driveway Repair, Powerwashing, etc. After we have the bids in hand the Board will meet several times to decide on vendors for 2023, and to create an Operating Budget for the next year. And then of course determine whether or not the COA monthly fees need to be increased. From the bids we've already received it's apparent that inflation (and the challenge of finding and keeping staff) has forced all our vendors to address increased expenses. And of course, those increases are then passed on to us. Your elected Board of Directors will do everything they can to minimize any fee increase.

RESERVE STUDY. It's recommended that a Reserve Study be done every 3-5 years. Our last Study was done in June of 2020. The Board is currently discussing the possibility of having another analysis done next summer 2023 so that we can get a better handle on any adjustments we might need to make due to the inflationary trends we are currently facing.

EXTERIOR BUILDING MAINTENANCE. In the next several weeks the Board plans to do a walk-through of the community to review and take pictures of any kind of outside building maintenance work we should address before Winter sets in. We'll be looking for any siding damaged by past landscapers and any previous exterior repairs that weren't properly caulked.

POND MAINTENANCE. We really struggle with this one. Our current vendor, **Lake Doctors**, has their hands full with our ponds. Because water is constantly flowing through our pond from upstream, we not only have silt and debris that collects in our pond, but any chemical treatments that they apply aren't very effective because they are washed down stream too quickly. The Board will be requesting bids from other vendors for 2023 in hopes that there is an answer for the challenges that we face with our ponds.

If you **EVER** have any comments or concerns,
PLEASE DON'T KEEP THEM TO YOURSELF.

The best way for the Association to resolve **ANY** issues is if you bring them to our attention. Each of the current Board of Directors ran for a position on the Board (and was elected by a vote of our residents) because they felt they wanted to help make a difference **for all of us** here in the Springbrooke Community.

DON'T FORGET...



UPCOMINGEVENTS



The Social Committee has been optimistic over the last several years, holding out hope that if they continued to hold the various monthly & quarterly events – regardless of what kind of attendance we had – that we would eventually have a couple dozen

“regulars” to join us each month.

And that simply hasn’t happened.

We took a break from these monthly events this past summer, but we’re going to give this one more try. The first event is Coffee & Donuts at the Clubhouse on Saturday the 10th of September (this coming Saturday). We’ll also be starting up our Game Nights again. We hope that more of you will take us up on the social opportunities provided, to meet your neighbors and enjoy an hour or two of good conversation over a cup of coffee or a game of cards. If we find that we still don’t have better attendance, we may decide to cease any social events.

Our Community has created three Committees that everyone is invited to volunteer for. Get in touch with the Chairpersons if you’re interested in getting involved. If you have questions about what each Committee does, check out Issue #4 of our Newsletters. You can access all the past newsletters on our website www.Springbrooke.org.



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Coffee & Donuts on the 2nd Saturday each month
Game Nights on the 4th Wednesday each month
Theater Night is on November 18, “TUCK Everlasting”

SEPTEMBER

10 SAT Coffee & Donuts 9:30-11am
28 WED Game Night 7-9pm

OCTOBER

8 SAT Coffee & Donuts 9:30-11am
26 WED Game Night 7-9pm

NOVEMBER

12 SAT Coffee & Donuts 9:30-11am
18 FRI Theater Night - Musical
26 WED Game Night 7-9pm

DECEMBER

10 SAT Coffee & Donuts 9:30-11am
28 WED Game Night 7-9pm

If you’re looking for a company to do some work at your home, here are recommendations made by other neighbors.

Cassidy Home Cleaning	937-504-3728
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

