



Springbrook Reserve

2008 Fall Newsletter

The President's Parley

As the warmth of the summer months gradually give way to the mild temperatures of autumn, the Board of Directors of Springbrook Reserve Homeowners Association (SRHOA-BOD) is busily working on two items of import to homeowners and residents. Through the enthusiastic efforts of Mrs. Jen Taylor, who moved into Springbrook Reserve with her lovely family in spring and is now serving as secretary of the SRHOA-BOD, the annual picnic will take on a special flair as the Springbrook Reserve Fall Fest and Annual Picnic at the barn in Silver Spring Park from 4:00 p.m. to 9:00 p.m. on Saturday, 11th October 2008.

In the past few years, homeowner attendance at the Annual Meeting of the SRHOA, held in the Board and Commissioner's Chamber at Stow City Hall has been quite low, if not anemic. To encourage homeowner attendance at the Annual Meeting this year, the annual picnic is being combined with the annual meeting into an enjoyable Fall Fest 2008 with food, fun, games and a bit of SRHOA business to ensure compliance with the Bye-Laws. Please spare no effort to attend the 2008 Fall Fest at the Barn in Silver Spring Park. Through the wonderful efforts of Mark Csernyik, SRHOA Director and treasurer, annual dues payment came in at 100% by mid-summer 2008.

As a proud homeowner and member of the SRHOA, you will be pleased to know that the SRHOA-BOD has managed to pay off all taxes and complete all the requisite statutory paperwork as a chartered homeowner association through the *pro bono* efforts of Mrs. Lisa Tynes Kunzo, an attorney and fellow homeowner who serves as a director of the SRHOA. The dedicated efforts of Mrs. Sandy Ely, in her combined capacities as a director as well as the sole member and chair of the SRHOA's Architectural Review Board (ARB) has remained critical to the architectural review process and overall beauty of our lovely planned community.

To replace the aging mailboxes throughout Springbrook Reserve, Sandy has embarked on laudable efforts to initiate a voluntary mailbox replacement program that will provide a unique opportunity for homeowners to replace aging mailboxes with new mailboxes on a voluntary basis. Quite confident every homeowner with an aging or rusting mailbox will take advantage of this mailbox replacement program. Over the course of the past year, you will be pleased to know that the SRHOA-BOD was able to secure general liability insurance coverage from State Farm for common areas of Springbrook Reserve. Wishing you and your household a wonderful autumn and winter season.

In service,

Dr. J. Richmond Netey

President, Springbrook Reserve Homeowner Association



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Important Dates:

October 11th, 2008: Springbrook Reserve Fall Fest and Annual Meeting from 4-9pm
(Don't forget to RSVP — by e-mail or phone call to Jen at jentaylor@neo.rr.com or 330/677-1405, respectively)

April 1st, 2009: Springbrook Annual dues are due by this date. Look for the correspondence on this in late winter.

Current Springbrook Reserve Board of Directors and Officers:

Mr. Mark Csernyik – BOD 3 year term
Mrs. Lisa Tynes – BOD 2 year term
Mrs. Sandy Ely – BOD 1 year term
Dr. Isaac Nettey – President
Mrs. Jen Taylor – Secretary
Mr. Mark Csernyik – Treasurer
Mrs. Sandy Ely – Architectural Review

Springbrook Reserve Board of Directors, Officers and Committee positions that need to be filled at the Fall Fest and 2008 Annual Meeting on Saturday, 11th October 2008

The annual meeting will include nominations from the floor and election of SR-HOA directors and officers by secret ballot, with proxies accepted and no cumulative voting. The following positions need to be filled:

- ✓ Board of Director – (1yr, 2 yr and 3 yr terms)
- ✓ Association Vice President & Treasurer – (Appointed by the Board of Trustees from the ranks of Volunteering Homeowners)
- ✓ Committees—Community Garage Sale, Newsletter, Basketball, Poker/Euchre, Website, Annual Party, Playgroups, Scrapbooking, etc...



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Architectural News

by Sandy Ely

Common Area Landscape Maintenance:

- Landscape Maintenance for the 2008 season was contracted with Monster Yards. They provided maintenance for the entry sign plantings, bike trail and open space lawn areas. Maintenance included fertilization, mowing, edging, and mulching. Annual plantings were skipped this year due to the Capitol Improvement Project.

Mailbox Upgrades and Replacement Program:

- In spring of 2008, the SR-BOD recommended a replacement mailbox and mail post. Information was provided so that homeowners can replace their mailboxes as needed on an individual basis.
- Since then several homeowners have expressed interest in checking into a group installation of mailboxes to get a discounted price. The BOD has pursued this option and we can get a volume discount if 20 or more homeowners participate. If you are interested please see the attached flyer.

Landscape Capital Improvement Project 2008:

- The first community landscape improvement project has been successfully completed. The mirrored image of the “Springbrook Reserve” monument entry sign and landscaping was installed at the Call Road and Shining Willow entry.
- The existing entry sign light fixture at the Call Road and Shining Willow entry has failed. The board has decided to install energy efficient and low maintenance LED light fixtures on both side of the entry. The fixtures are on order and will be installed in October.

Landscape Requirements:

- It is a requirement of the Springbrook Reserve community by-laws that “lawns and foundation plantings are to be installed/completed within 10 months of closing on your home”. At this time all residences in Springbrook Reserve that do not have front shrub foundation plantings or have partial shrub foundation plantings are in violation of the community by-laws. Additionally corner lots that do not have shrub foundation plantings on the side of the residence that faces a street are also in violation of the community by-laws. Please make it a priority to complete your landscape foundation plantings.
- It is a requirement of the community by-laws that all homeowners submit to the board of directors in writing exterior improvement projects that they intend to make such as; home additions, sheds, fences, decks, patios, swimming pools, tennis courts, etc., for board review and approval prior to construction.

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Legal Notes

By Lisa Kunzo

Court Street Development Completes Land Transfers:

- Until recently, certain parcels of land in our community remained under the auspices of the company charged with development. In May 2008, Court Street Development fulfilled its obligations under our charter by transferring the remaining lands to the homeowners association. The parcels, unbuildable wetlands, house the community's sewer and drainage systems and were required to be transferred to ownership by the community within a designated period.

Road Watch:

- The safety of our children and residents is of major concern to the SRHOA Board of Directors. Several of our residents have expressed concern about potentially hazardous traffic areas, as well as excessive driving speeds observed on community streets. In response, the SRHOA has petitioned the City of Stow for additional signage to facilitate safer traffic flow at the north entrance of the community. The SRHOA has also requested increased patrol of our community streets to address speeding and other unsafe driving behavior.

"Eagle Eyes" Needed:

- The SRHOA relies on all members of the community to pay close attention to conditions that affect the safety and welfare of our families. If you notice any traffic or other safety issues that you believe should be addressed, please do not hesitate to contact your Board of Directors.

Treasurer's Report

By Mark Csernyik

Current Financial Status:

- A detailed report on the financial status of Springbrook Reserve will be presented at the annual meeting.



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Homeowners who cannot attend the 2008 Annual Meeting may complete the proxy ballot below and deliver same to the mailbox of Mrs. Jen Taylor at _____ by Thursday, 9th October 2008.

PROXY AUTHORIZATION

I, _____ GRANT PROXY

**AUTHORIZATION TO MRS. JEN TAYLOR, SECRETARY,
SPRINGBROOK RESERVE HOMEOWNERS ASSOCIATION
(SRHOA), TO CAST ALL NECESSARY VOTES ON MY BEHALF
AT THE 2008 ANNUAL MEETING OF THE SRHOA ON
SATURDAY, 11TH OCTOBER 2008 AT SILVER SPRINGS PARK**

SIGNED: _____ DATED: _____