

Springbrook Reserve



Spring 2008 Newsletter

Important News:

SR-HOA Annual Dues are increasing by 10% for 2008. The amount of \$137.50 is to be paid no later than April 1, 2008. Please refer to enclosed bill on green or pink paper.

SRHOA – Board

Dr. Isaac Nettey - SR-HOA-PRES

Mr. Mark Csernyik - SR-HOA-BOD (3-yr) & Treasurer

Ms. Lisa Tynes Kunzo - SR-HOA-BOD (2-yr)

Mrs. Sandy Ely –SR-HOA-BOD (1-yr) & Architectural Review *

*At the annual meeting the motion was made and passed for Mr. Bob Buzzeo to renew his one year term. However the Buzzeo family sold their house and moved away in February 2008. With an affirmative vote from the SR-BOD, Mrs. Sandy Ely agreed to serve out Bob's unexpired Board term, effective February 2008.

**The SR-HOA needs more help! If you are interested please contact any of the board members for additional details.

Annual Meeting

The annual meeting was held on November 13, 2007. Out of the 82 occupied residences in Springbrook Reserve, 11 home owners or about 13% attended the meeting.

A big ***thank you*** to those residents who took time out of their busy schedules to attend the annual meeting!

Property Owners that attended the Annual Meeting:

<i>Ms. Sue O'Donnell</i>	<i>4764 Bluestem Lane</i>
<i>Ms. Bev Modderman</i>	<i>2931 Rose Mallow Ct</i>
<i>Ms. Kelly Cerroni</i>	<i>2790 Sedge Grass Trail</i>
<i>Mrs. Brenda Kline</i>	<i>2826 Sedge Grass Trail</i>
<i>Mrs. Joelle Tallarico</i>	<i>2836 Sedge Grass Trail</i>
<i>Mrs. Sandy Ely</i>	<i>2840 Sedge Grass Trail</i>
<i>Dr. I. Richmond Nettey</i>	<i>4854 Shining Willow</i>
<i>Mr. Ralph Rajadurai</i>	<i>4800 Shining Willow</i>
<i>Mrs. Sally Lambach</i>	<i>4842 Shining Willow</i>
<i>Mr. Charles Lambach</i>	<i>4842 Shining Willow</i>
<i>Mr. Mark Csernyik</i>	<i>4863 Shining Willow</i>



Architectural Review Board

Landscape Maintenance:

- Sprinkler System inspected & winterized
- Main Entry Sign light bulbs replaced
- Landscape Maintenance contracts with Monster Yards for: entries, bike trail and open space included fertilization, mowing, edging, mulching, and planting annuals.
- Emails to City of Stow regarding punch list items that need to be completed and street tree replacements.

Landscape Improvement Projects:

- Acquired entry signage easement at Buttonbush & Young Road, SL#80
- Checked into cost to trench under road vs. boring under road for future irrigation connections.

Street Lights:

- The board looked into costs associated with installing acorn style street lights with underground electric. To install 117 Acorn Style street lights, one every 75' for proper photo metrics, would have an approximate unit cost of \$8250.00 per light post, which translates into \$965,250.00 to install a complete street light system in Springbrook Reserve.

Mailbox Upgrades and Replacement Program

In the fall of 2007 ballots were mailed out to the Springbrook Reserve property owners fore cast aluminum replacement mailboxes and mail posts. The result of the vote: 59 property owners cast a ballot and out of those votes there were 35 No's & 24 Yes's. The replacement Mailbox/ Mail Post ballot failed because there was not a 65% yes vote.

The homeowners present at the annual meeting expressed concern that a replacement Mailbox/mail post needs to be determined. Because several homeowners have requested that the board make a recommendation attached is the boards replacement mailbox and mail post recommendation.

Landscape Capital Improvement Project 2008

Six years have passed since the establishment of the Springbrook Reserve subdivision. In 2008 the first community landscape improvement project will occur in our community. At the Call Road and Shining Willow entry a mirrored image of the "Springbrook Reserve" monument entry sign and landscaping will be installed. The budget for this project is \$15,000.

Treasurers Report

See attached annual balance sheet.



Springbrook Reserve



Uniform Trash Pick-Up Program by Fruth

In an effort to improve safety, reduce wear and tear on the roads and achieve a lower unit cost per residence, the SR-HOA-BOD acquired quotes from several of the local trash collection companies. The company that offered the best rate was Fruth Sanitation Inc. They are offering Springbrook Reserve residents a quarterly trash pick fee of \$54.50 (includes \$9.00 for recycling). If you want to get the special neighborhood program rate, call Fruth Sanitation Inc. at 330-686-8000.

Annual Picnic: 2007 Update and 2008

- The Annual picnic was a success. Turnout was lower this year (30-40 people) as the timing of our event aligned with the Stow Blast. This year our Annual picnic date will be shifted to avoid this conflict.
- Lower than expected turn out resulted in 40 leftover hamburgers, less meat next year.
- Distribute flyers Thursday before activity (stuff mailboxes).
- Larger signs next year.
- Bounce house needs better supervision.
- Start Time too early; prefer 5:00 pm for next year.
- Too hot on asphalt cul-de-sac, need more tents.
- Cost for picnic: \$1,652.63.

Reminders

- **PLEASE SLOW DOWN!** Springtime means outdoor playtime for our children. Think and drive safely. You have been warned...
- Dog owners please clean up after your pets and do not allow them to run freely throughout the community.
- It is a requirement of the Springbrook Reserve community by-laws that lawns and foundation plantings are installed / completed within 10 months of closing on your home.
- It is a requirement of the 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.
- **PLEASE** remember to pay your annual dues! The payment collection escalation path has changed and late payment fees will be enforced.

***All Correspondence should be mailed to:
SR-HOA-BOD, P.O. Box 1816, Stow, Oh. 44224:***