



HOMEOWNERS ASSOCIATION 2010 Spring Newsletter

Neighborhood Directory

A resident has volunteered to put together a Springbrook Reserve directory. You will be contacted about being included in the Directory. You can also give your consent and provide the details you would like listed by completing the lower section of the enclosed Springbrook Reserve Homeowner Association (SRHOA) Dues Invoice and returning it with your dues payment. No homeowner will be listed in the directory without consent.

Annual Picnic

Lorrie Passeos volunteered to chair the Annual Springbrook Reserve picnic and get together committee. Mary Anne Golba will help with this project. If you are interested in helping or have any suggestions, contact Lorrie or Mary Ann at 330.671.7385 or mgolba@yahoo.com.

SRHOA Website

SRHOA is pleased to present the new website, www.Springbrook-Reserve.com. Keep up to date with announcements and events such as the annual garage sale, HOA board meetings, Book Club and upcoming neighborhood gatherings. Teens hoping to earn a bit can post details about services for hire. Neighbors that are moving can list the basic details about their homes.

We hope this website reflects the nature and personality of our community. We welcome any input, as this is just the beginning for this website. To submit comments or events to be listed, use the "Contact Us" form on the site. If you would like to get involved, email the HOA at SRHOAssn@gmail.com.

What Your SRHOA Annual Dues Do for Springbrook Reserve

The SRHOA uses annual dues for the benefit of the residents of Springbrook Reserve. Some of the annual budget items include:

- Maintaining a mailbox (Box 1816) at Stow Post Office for SRHOA Business
- Providing lighting at the entrances to Springbrook Reserve
- Covering the cost of all correspondence and mailings, including newsletters
- Providing an irrigation system to support vegetation and landscaping at the entrances to the Springbrook Reserve subdivision
- Maintaining landscaping (mowing, seasonal flowers, weeding, bed mulching, etc.) at the entrances and in common areas
- Hosting of the HOA website

All members of the board of directors and officers of the SRHOA are volunteers who receive no compensation for any work on behalf of Springbrook Reserve Homeowners Association. Each director and officer is a professional in another field that supports work on behalf of the SRHOA.

Garage Sale Update

The neighborhood plans to host a garage sale annually. The 2010 sale is planned for early June, the weekend BEFORE kids are out of school for the summer, June 4-5. There is a \$10 per family fee to participate, due the week before the sale. Collected fees are used for advertising, balloons and signs. If you are interested in participating in the Garage Sale or have questions, email SRHOAssn@gmail.com, Subject: Garage Sale.

Architectural Review Board Summary

Landscape Maintenance:

- Landscape Maintenance contracts are being requested for: subdivision's entrances, bike trail and open space. The contracts include fertilization, mowing, edging, mulching, and bed prep and annuals at the main entry signs.
- The main entrance area sprinkler system was inspected & winterized Fall 2009.

Mailbox Upgrades and Replacement Program:

- The first installment of about a dozen mail posts /mailboxes occurred in spring of 2009 and by now all can see the great quality and how well they are holding up to the elements. We are gearing up for phase two of the mailbox replacements in spring 2010. If you are interested in having your mailbox/mail post replaced, please refer to the enclosed flyer or the HOA website.

Capital Improvements:

- Secondary Entrance Signage - After reviewing various quotes and concepts for entrance signage, the board decided on a double sided cultured stone sign that would match the main entrance stone and say "Springbrook Reserve" instead of "SR." One sign will be located at the Young Road Entrance and the other sign will be at the Newcomer Road Entrance. The signs will be installed perpendicular to the major road so that the signs can be read from both directions. Board members felt that it was important to have "Springbrook Reserve" on the signs so that visitors to our community would not be confused by just an "SR." The sign installation will occur this spring and the associated plantings will be installed in 2011, dependent on available funds.

Submittals:

- According to the Springbrook Reserve Bylaws, all proposed exterior improvement projects must be submitted to the Board of Directors in writing for review and approval. This includes, but is not limited to; decks, fences, patios, swimming pools, sheds and building additions. If you do not have a copy of the bylaws, they are now available on the new Springbrook Reserve Web Site www.Springbrook-Reserve.com.

Treasurer's Report

See the attached Treasurer's Report for details about the financial details of the Home Owner's Association.

Meet the newest Board Member of SRHOA – Kelly LaForge, Board of Directors, 1 year

Hello! My name is Kelly LaForge and I live at 2856 Sweet Flag Way. My husband, Ed, and I built our home in 2004, shortly after getting married. We have added two beautiful daughters to our family, Makenna and Giana. Makenna will be 3 years old in March and Giana is 9 months old. I am currently very busy at home with our two girls, but before my "career change," I was an art teacher at my high school alma mater, Brunswick High School. I taught ceramics, photography, drawing, and an adapted art program for students with special needs, as I am also a certified special needs teacher. I love being at home and teaching my own children now. I also continue to enjoy the arts, while also enjoying gardening, exercising, cooking, reading, and spending time with family, neighbors and friends. You will often see my family and I outside working, playing, or taking walks - we love being outside and are looking forward to spring!

Springbrook Reserve Homeowner's Association (SRHOA)

2009 Annual Meeting Minutes

Meeting Date, Time, and Place:

Wednesday, October 28, 2009 7:00-8:30 p.m. Stow City Hall Board and Commissioners Room

SRHOA BOD Present:

Dr. Isaac Richmond Nettey- SRHOA President

Mary Anne Golba- SRHOA Treasurer

Sandy Ely- SRHOA Board of Directors (3 year term) and Architectural Review Board

Shari Austin- SRHOA Board of Directors (2 year term)

SRHOA BOD Absent:

Jenni Cox- SRHOA Secretary; Candice Bowen- SRHOA Board of Directors (1 year term)

Call to Order

The meeting was called to order at 7:19 p.m. by Dr. Nettey.

Introduction of SRHOA Officers and Directors

Dr. Isaac Richmond Nettey, Mary Anne Golba, Sandy Ely, Shari Austin

Roll Call, Sign-in, and Proxy Registration

Two proxy votes were on file with the SRHOA. Property Owners that attended the annual meeting:

1. Sandy Ely	2840 Sedge Grass Trail	7. Shari Austin	4961 Shining Willow
2. Carl Obendorf	4815 Shining Willow	8. Michelle Adams	4983 Shining Willow
3. Lorrie Passeos	4815 Shining Willow	9. Kelly LaForge	2856 Sweet Flag Way
4. Robert Kubick	4843 Shining Willow	10. John Chastain	2867 Sweet Flag Way
5. I. Richmond Nettey	4854 Shining Willow	11. Mary Anne Golba	2867 Sweet Flag Way
6. Altaf Minhas	4897 Shining Willow		

Of the 82 occupied home sites in the Springbrook Reserve development, nine homes were represented with 11 adult home owners attending this annual meeting. This is an approximate attendance rate of 11% of the homes in the Springbrook Reserve subdivision and development.

Review and Adoption of Previous Meeting Minutes

2008 SRHOA Annual Meeting minutes were reviewed and a motion to adopt was made by Kelly LaForge. John Chastain seconded the motion. All attendees voiced approval of the minutes with no vocal opposition. Meeting minutes were adopted.

Treasurer's Report

- Mary Anne Golba distributed a sheet (see attached) which included annual spending of the HOA for the years 2006, 2007, 2008, and 2009 (up to 10/25/09). The balance in the checking account is \$12,495.21 as of 10/25/09.
- There was 100% payment of the 2009 annual SRHOA dues from the 82 home sites.
- Mary Anne discussed the bank fees that the HOA had to pay for the first time in 2009. A total of \$20.29 has been paid as of 10/25/09. The SRHOA currently has a business checking account with First Merit Bank, which pays no interest on the balance that we carry. The fees include FDIC fees and cancelled check fees. She has checked into the charges of other local banks, including PNC National City Bank and Dollar Bank. She found the fees to be comparable.
- One attendee of the meeting suggested that the SRHOA look into setting up a savings account which pays interest and have the business checking account draw money from the savings account as needed. Mary Anne will look into this option.
- One attendee of the meeting vocalized disagreement with owning the wetlands, which the SRHOA has paid \$742 to State Farm Insurance for insurance purposes. The wetlands were signed over to the SRHOA according to contract. The SRHOA believes that it is in the best interest of the home owners to purchase insurance for the wetlands just in case someone gets injured on this property. Mary Anne has a copy of the State Farm Insurance policy describing our coverage.

- Monster Yards was the company that did the landscape maintenance of the common areas of the development.
- The 2010 budget is still being worked on.
- Kelly LaForge motioned to approve the presented treasurer's report. Shari Austin seconded the motion. All attendees of the meeting vocalized approval of the treasurer's report with no vocal opposition. The treasurer's report was approved.

Architectural Review Board

- Sandy Ely reported that the SRHOA received four written requests from homeowners for sheds, decks, and/or patios. All were found to be acceptable to uphold the property values of the homes in the development and to be within code. Sandy reported that a written letter of intent for new decks, fences, patios, mailboxes, sheds, additions to the properties are submitted to the HOA. The letter should include what will be done on the property, the color, a drawing/sketch (if available), and contact information including name, address, and phone number. These written letters of intent can be mailed to Sandy Ely at 2840 Sedge Grass Trail.
- Sandy reported that the 2009 voluntary mailbox replacements have been completed. The company that installed the new mailboxes will hold the 2009 prices for the next time the HOA gets another group of homeowners that would like to have new mailboxes installed.
- Sandy discussed the entrance signage that the HOA would like to have installed at the Shining Willow Blvd. / Newcomer Rd entrance and the Button Bush/Young Road entrance. The Springbrook Reserve entry signs will only be on one side of the two entry ways and not be as elaborate as the entrance signs at Shining Willow Boulevard and Young Road. Prices are still being collected for the signage to be completed.
- A request was made by one attendee for everyone to ensure that the lights in the front of the houses have working light bulbs in them. A \$2 light bulb is much cheaper than the one million dollar estimate that the SRHOA received to have street lighting added to our development.

Annual Elections

- Open positions of the SRHOA were announced by Dr. Nettey. Candace Bowen has completed her one-year term on the Springbrook Reserve Board of Directors. Her position is open. Kelly LaForge was nominated for the 1 year term and no one opposed her. She was thus elected by vocal acclamation to the one-year term.
- Michelle Adams volunteered to put together a Springbrook Reserve directory. She will visit homeowners and ask if they would like to be included in the directory. No homeowner will be listed in the directory unless they request to be included.
- Lorrie Passeos volunteered to chair the Springbrook Reserve picnic/get together committee. Mary Anne Golba will help with this project. No annual Springbrook Reserve get together was planned for 2009 due to a lack of someone to coordinate this effort.
- Thank you to everyone who volunteered. Dr. Nettey motioned to close the elections and Mary Anne Golba seconded the motion. The elections of the SRHOA were closed.

New Business

Altaf Minhas voiced a concern over the abundance of "No Parking" signs that are on the streets of Springbrook Reserve. The SRHOA BOD has no involvement with the placing or removal of these signs. Stow is working on re-evaluating the signage in the development. If you have particular issues with the signs, the SRHOA suggests that you call the City of Stow. Do not remove the signs on your own. The City of Stow has said that fines would be imposed for stealing if signage is removed.

Shari Austin looked into having sidewalks paved on the empty lots on Rose Mallow Court (sublot 76) and Button Bush (sublot 84) from the request of a SR homeowner. Court Street Development currently owns these properties. They will not pave the sidewalks until there is a home constructed on the lots. Bill Drew, the City of Stow Engineer, said that sidewalks are not enforced to be included on residential properties until a home is constructed on the lot. Concrete sidewalk proposals were obtained from Tallmudge Asphalt and Perrin Asphalt. The approximate cost to get sidewalks installed on the two lots was \$8000 from each company. The SRHOA concluded that this cost was too high to consider at this time.

Adjournment

Dr. Nettey adjourned the meeting and it was seconded by Shari Austin at 8:31 p.m.

Respectfully submitted by: Shari Austin, SRHOA Board of Directors (2 year term)