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A note from the association president

Dear SRHOA Resident,

It is the source of no small pleasure to present the Spring 2013 Newsletter of Springbrook Reserve Homeowners Association (SRHOA) to you on behalf of the SRHOA Board of Directors (SRHOA BOD). With the arrival of spring 2013 comes this year's first opportunity to resume lawn care or yard work and other related landscaping chores after a long winter hiatus.

This newsletter provides an important opportunity to welcome several new homeowners to SRHOA in the persons of Michael and Kelly at 4815 Shining Willow, Dalin and Hilary at 2795 Sedge Grass, Michael and Angela at 4751 Bluestem, Andrew and Diane at 2939 Rosemallow, Nathan and Brandi at 4879 Shining Willow as well as Chad and Laura at 2825 Sweet Flag.

Please join the SRHOA BOD in extending a hearty welcome to each of the new residents and their families as well as others who will make their home in Springbrook Reserve later this year. The SRHOA BOD thanks Ms. Teresa Fiorentino of Howard Hanna Realty for her diligence and kind assistance with the list of new homeowners in Springbrook Reserve since January 2012.

The arrival of several new homeowners underscores the dire need to update the SRHOA Directory, which is three years old and quite outdated. Karen of 4898 Shining Willow has offered to assist SRHOA Director Kelly in preparing a new SRHOA Directory. Please use the information form on page 3 to send in any updates for your household.

This newsletter presents the minutes of the 2012 Annual SRHOA

Meeting, which were expertly recorded by SRHOA Director Dan Collins of 2907 Rosemallow. Also enclosed is the financial report, which was graciously prepared by SRHOA Treasurer Mary Anne of 2867 Sweet Flag. Please note that the annual dues, which remain \$150, are all due by Tuesday, April 30, 2013.

Thanks to SRHOA Director Prof. Candace Bowen for preparing this newsletter. Continued best wishes of spring to you and your household with

Cheers,
J. Richmond Nettey
 Dr. I. Richmond Nettey
 President SRHOA

Plan on June garage sale

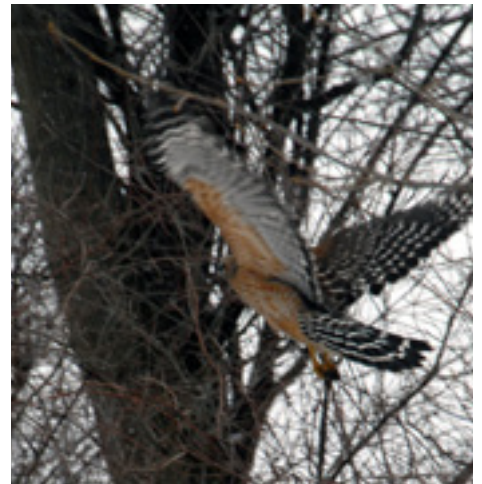
Springbrook Reserve's annual garage sale will be back to its former not-so-warm weekend.

It will be Friday and Saturday, June 7 and 8 from 9 a.m. - 3 p.m. Anyone interested in participating can email Kelly LaForge at edkel2856@hotmail.com or call/text: 216.337.9752.

The cost will be \$10, which pays for ads in local newspapers and the signs to direct traffic our way.

In years past, some residents have taken the opportunity to clean out their houses and make some money at the same time.

Newest resident?



A RED-SHOULDERED HAWK has been visiting the neighborhood lately. The usual visitors to area feeders -- cardinals, finches, mourning doves, woodpeckers -- disappear when he comes around.

**Springbrook Reserve
Annual Meeting Notes**
2012 Springbrook Reserve Annual Homeowners Meeting
2867 Sweet Flag Way, Stow, OH 44224
Nov. 28, 2012

In attendance: *Board members:* Dr. I. Richmond Nettey, Dan Collins, Kelly LaForge, Mary Anne Golba, Candace Bowen; *Homeowners:* John Hill, John Chastain; *Barnett Management:* Dave Barnett.

1. Introductions – Attendees all signed in, welcomed and introduced.

2. 2011 Annual Homeowners Meeting Minutes – presented by Dan Collins, reviewed and adopted as presented.

3. Treasurer's Report – presented by Mary Anne Golba, reviewed and adopted as presented.

- a. Water bill much less than last year due to not running sprinklers at entrance.
- b. Barnett Management fees of \$1,698.00, and Bank fees \$36.00.
- c. 2012 SRHOA dues all paid with exception of two homes in foreclosure. Dave Barnett suggested that the Summit County Sheriff's website may have more information on potential foreclosure sales.
- d. FY Balance at \$18,895.19. 2013 we will continue our focus on building reserves.
- e. Barnett Mgmt checking on termination notice of Countryside Landscaping versus last billing from Countryside for partial October service.

4. Management Firm Report – presented by Dave Barnett.

- a. Countryside was terminated due to landscaping issues and subpar standard services. Matt's Mowing Service (Matt Conrad) has been retained for Association landscape services for 2013.
- b. Lighting fixtures at Call Road entrance need replacing. They are high voltage fixtures and the corresponding power is in place. Quoted cost to

replace is \$230.00/fixture, plus \$50.00 for photo eye and a \$75.00 service fee. The Board approved the expense to repair.

- c. There is no electrical line service to Young Road entrance for lights. Quote to have an electrical line and box dropped was approx. \$4,000.00. The Board rejected the expense to install lights.
- d. Mgmt firm neighborhood drive arounds occurred regularly from April through November. One list of violations was submitted to the Board, minor violations included mailboxes in need of repair/replacement and lawn maintenance issues. Homeowners were advised of such. No major violations.
- e. Barnett will check with Summit County Recorders Office for any design requirements that are in addition to required permits and approvals for free standing structures, such as storage sheds.
- f. Barnett to submit written summary of 2012 activities and 2013 recommended actions.
- g. Copy of recommended annual maintenance items supplied to Barnett Mgmt.

5. Annual Elections – approved and adopted as follows:

- a. One-Year Term Board of Directors – Dan Collins elected unopposed and will serve as Secretary for BOD.
- b. Two-Year Term Board of Directors – Kelly LaForge elected unopposed.
- c. Architectural Review Board Chairman – John Hill elected unopposed.

6. Subdivision Activities – presented by Kelly LaForge.

- a. Recommended an effort to update the Association Homeowners' emergency email contact list for key association communications. Email communication will become the pri-

mary method of communicating to the association. Request for updates will be sent with the annual dues letter.

- b. Annual neighborhood garage sale - held July 13-14, 2012 was deemed a success.
- c. Annual picnic / block party – we will gauge homeowners' interest via reply request included in the annual dues letter.

7. SRHOA Website – www.springbrook-reserve.com update provided by Candy Bowen.

- a. Site updated weekly to clear of spam and check for emails.
- b. Barnett Management link will be added to the website.
- c. 2012 Annual Meeting minutes will be posted to website.

8. New Business – New business discussion led by Dr. Nettey.

- a. Homeowner John Hill presented concerns about the possible improper installation of attic insulation by Ryan Homes in his house and potentially other houses. Mr. Hill found insulation lacking in some areas of his attic as well as insulation either on or around canister lighting in his upper floor rooms. Mr. Hill to present an estimate to the Board for hiring a home inspector to look at his insulation and a sampling of other homes to determine if there is an issue that should be pursued with Ryan Homes.
- b. After reviewing two different proposals, SRHOA has retained the legal services of Kaman & Cusimano LLC Attorneys at Law for an annual fee of \$600.00 plus payment for services rendered.
- c. Next SRHOA newsletter will be issued in the spring, 2013.

9. Meeting adjourned at 8:30pm.
Submitted by Dan Collins
12/04/2012

Treasurer's Report

Description	FY12 Budget	FY11 Budget	FY10 Budget	FY09 Budget
A Landscaping / Maintenance	(\$3,800.00)	(\$3,800.00)	(\$3,800.00)	(\$4,200.00)
B Ohio Edison	(\$450.00)	(\$450.00)	(\$450.00)	(\$600.00)
C PO Box, Newsletters, Stamps	(\$300.00)	(\$300.00)	(\$300.00)	(\$550.00)
D City of Stow Water Department	(\$300.00)	(\$300.00)	(\$300.00)	(\$300.00)
E Annual Picnic	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$2,000.00)
F Website Hosting / Startup	\$0.00	\$0.00	(\$300.00)	(\$500.00)
G IRS, State, & Local Misc	(\$50.00)	(\$50.00)	(\$50.00)	(\$50.00)
H Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00
I SR-HOA Insurance	(\$850.00)	(\$850.00)	(\$850.00)	(\$850.00)
J Entrance Signage Improvements	\$0.00	\$0.00	(\$14,300.00)	\$0.00
FY Budgeted Expenses	(\$6,750.00)	(\$6,750.00)	(\$21,350.00)	(\$9,050.00)
Annual Dues Assessment	\$150.00	\$150.00	\$137.50	\$137.50
Income = Dues x 86 Lots*	\$12,900.00	\$12,900.00	\$11,825.00	\$11,825.00
Balance Carry Over	\$11,744.42	\$3,611.27	\$12,396.92	\$7,313.72
FY Estimated Forecast	\$18,044.42	\$9,911.27	\$2,871.92	\$10,088.72

*Note: 83 lots in FY06

Description	Oct 25th 2011 thru Nov 25 2012	FY11 Actual	FY10 Actual	FY09 Actual
A Landscaping / Maintenance	(\$2,165.94)	(\$2,823.66)	(\$4,145.00)	(\$4,063.06)
B Ohio Edison	(\$333.16)	(\$326.28)	(\$277.98)	(\$359.23)
C PO Box, Newsletters, Stamps...09 includes Reimbursement for 08 picnic	(\$323.11)	(\$260.87)	(\$906.99)	(\$1,068.96)
D City of Stow Water Department	(\$45.00)	(\$232.39)	(\$215.93)	(\$253.86)
E Annual Picnic	\$0.00	\$0.00	\$0.00	\$0.00
F Website Hosting / Startup	\$0.00	\$0.00	(\$19.60)	\$0.00
G IRS, State, & Local Misc	\$0.00	\$0.00	\$0.00	(\$28.00)
H Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00
I SR-HOA Insurance	(\$698.00)	(\$698.00)	(\$725.00)	(\$742.00)
J Entrance Signage Improvements	\$0.00	\$0.00	(\$14,210.00)	\$0.00
K Entrance Signage Lighting	\$0.00	\$0.00	\$0.00	(\$250.00)
L Mail Boxes Individual paid	\$0.00	\$0.00	(\$4,081.03)	(\$3,339.00)
M Bank Fees	(\$1,734.02)	(\$150.65)	(\$22.62)	(\$26.69)
FY Total Expenses	(\$5,299.23)	(\$4,491.85)	(\$24,604.15)	(\$10,130.80)
FY Total Deposits	\$12,450.00	\$12,625.00	\$15,818.50	\$15,214.00
FY Balance	\$18,895.19	\$11,744.42	\$3,611.27	\$12,396.92

SRHOA Directory Information

- I DO NOT want my information included in the directory. I DO want my information updated and included in the directory.

Homeowner name(s) _____

Address _____

Phone _____

Email _____

Please return with your annual dues so we can update the association directory. Thanks!

SR-HOA Annual Dues Invoice 2013

Springbrook Reserve



SR-HOA Homeowner Annual Dues Invoice 2013

- The SR-HOA-BOD has kept the *annual assessment* for 2013 at **\$150.00** per lot.
- The *expected payment date* is **April 30th, 2013**.
- How do I pay?
 1. Payment by check payable to "SR-HOA 2013 Annual Dues S/L# XX" in the amount of **\$150.00**. The "XX" represents your subplot number found on the newsletter envelope address.
 2. Mail your payment and/or payment extension request to:

SR-HOA
PO Box 1816
Stow, Ohio 44224

The SR-HOA has a **100% payment compliance history** as mandated by our charter. **Please** help us achieve this tradition by promptly paying before **April 30, 2013!**

The SR-HOA Annual Dues are used exclusively to promote the health, safety, and welfare of the residents of our subdivision. For the improvement and maintenance of subdivision land, its retention basins, easements, ponds, landscaping, signage, fences etc. as detailed in Article III Section 2 of our charter / covenants.

As a homeowner within the SR subdivision you have a **legal financial obligation** to pay this annual assessment. Failure to pay within 30 days past due without prior written notification to the SR-HOA-BOD requesting an extension shall result in the following **payment collection escalation plan**:

1. Delinquent accounts 30 days past due will be issued a certified letter requesting the immediate payment of **\$175.00 = \$150.00 + \$25.00** late payment penalty.
2. Delinquent accounts 60 days past due will be issued another certified letter requesting the immediate payment of **\$200.00 = \$150.00 + \$50.00** late payment penalty.
3. Delinquent accounts 90 days past due will result in the processing of a property lien. ALL costs associated with this action shall be added as incurred to your payment obligation. These fees include but are not limited to Summit County recording fees, certified letters, late payment penalty, and legal fees required to process the property lien.