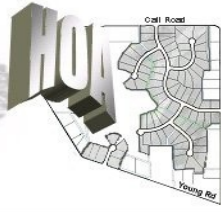


Springbrook Reserve



Spring 2014 Newsletter

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A note from the association president

Dear SRHOA Resident,

It is a continued privilege to extend hearty greetings to you and to everyone in your household during Springbreak 2014. Even though it has been a historically cold winter season and a rather cold Springbreak this year, spring always hearkens to the dawn of a verdant new season of growth, rebirth and regeneration, which is quite special.

You will be pleased to know that the 2013 Springbrook Reserve Homeowners Association Annual Meeting, which was held on 10th October 2013, at SRHOA Treasurer Mary Anne Golba's residence, was another success. Minutes from that meeting are presented to you in this newsletter, courtesy of SRHOA Boardmember, Dan Collins.

As a result of sound fiscal management and judicious stewardship of SRHOA's dues, it will be possible to hold the annual dues at the modest sum of \$150.00 throughout 2014. Please spare no effort to use the enclosed annual dues invoice to pay off your 2014 annual homeowner dues of \$150.00 long before the deadline of Wednesday, 30th April 2014.

The SRHOA BOD will work on further beautification of the entrances into the subdivision this year. It will be helpful for each homeowner to clear or trim all the tree branches that hang low over the sidewalk in front their property. Please contact Eric Drouhard at monsteryards@hotmail.com or 330.3891661 to reinstall any of your fallen window shutters.

This year will mark the third annual SRHOA Garage Sale organized by SRHOA Board member Kelly. Please contact Kelly at either 216.337.9752 or edkel2856@hotmail.com to participate in the Garage Sale, which is slated for 16-17 May.

It is a continued pleasure and a privilege to bid farewell to previous homeowners and welcome three new families to SRHOA in the persons of Mark and Chastity of 4801 Shining Willow, Kristopher and Sara of 2825 Sedge Grass, as well as Shawn and Jonelle of 4742 Bluestem Lane. Very best of spring and summer to you and to your household with

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

Save the Date- Garage sale

Springbrook Reserve's annual garage sale will be held on Friday and Saturday, 16th – 17th May 2014. Anyone interested in participating can e-mail Kelly LaForge at edkel2856@hotmail.com, or call / text to 216.337.9752.

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

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



2014 SPRINGBROOK RESERVE GARAGE SALE – 16 & 17 MAY 2014

**Springbrook Reserve
Annual Meeting Notes**
2013 Springbrook Reserve Annual Homeowners Meeting
2867 Sweet Flag Way, Stow, OH 44224
10th Oct. 2013

In attendance: Homeowner Board Members - Dr. I. Richmond Nettey, Candace Bowen, Mary Anne Golba, Kelly LaForge and Dan Collins. Homeowners – John Chastain, Sharon Collins, Angela Petrosny, Todd Turner.

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

2. 2012 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. All annual dues received.
- b. Current balance \$23,927.36
- c. SRHOA has not been invoiced for the 2013 annual legal service fees of Kaman & Cusimano LLC Attorneys at Law (\$600.00).
- d. 2014 SRHOA annual dues to remain at \$150.00 per lot.

4. Statement of Continued Existence of Corporation –

presented by Dr. Nettey.

- a. SRHOA incorporated in 2003 as a non-profit corporation.
- b. Renewal required every 10 years – Renewal has been filed.

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. Open committee memberships – Architectural Review Board Chair Position – open.

6. Subdivision Activities – presented by Kelly LaForge.

- a. Annual neighborhood garage sale -

held June 7-8, 2013 was deemed a success, despite limited participation of only five Homeowners. It was suggested and adopted that event will be moved into May to capture “spring cleaning” activity and ride the coat tails of other neighborhood events. The 2014 event is scheduled for May 16-17, 2014. “Save the Date” to be included in the next newsletter.

- b. Annual picnic / block party – Homeowners Todd Turner and Angela Petrosny will Co-Chair the event. They will seek volunteers to form an organizational committee. Date and location TBD; once established “Save the Date” will be included in the next newsletter. Discussed refrigerator magnets with dates for Garage Sale and Block Party.
- c. Neighborhood Directory – agreed to issue semi-annually with Newsletters in order to include updates and/or corrections. Keep same light green paper format for consistent recognition.
- d. Newsletter – issue 2x / year. Fall issue to include “Save the Dates” and the SRHOA annual meeting minutes. Spring issue to include annual dues notification.

7. SRHOA Website –

www.springbrook-reserve.com

update provided by Candy Bowen.

- a. Agreed the site was outdated and needed a technology and overall theme refresh.
- b. Agreed the website is NOT the place to list homeowners names or contact info.
- c. 2013 Annual Meeting minutes will be posted to website.

8. Open Forum –

Community concerns discussion led by Dr. Nettey.

a. Homeowner Todd Turner presented concerns about excessive speeding in the neighborhood, especially along Shining Willow Blvd. Speeders include some of our own residents. A reminder about obeying the posted speed limits and watching out for children will be included in the next newsletter, and Dr. Nettey will talk with Stow Police about posting radar on Shining Willow Blvd, which is also used as a cut-through street between Newcomer and Call.

b. Trees planted originally by the city of Stow in the tree lawns (the area between streets and sidewalks) must be maintained by the homeowners. Walkers and bicycle riders need a clear path for passage. In addition, lower branches should be trimmed and the trees watered as needed. Fall is an excellent time for pruning. A reminder will be included in the Fall newsletter.

c. Also a reminder to all dog owners who walk in the neighborhood, please pick up after your pets.

d. Neighborhood entrances – Kelly LaForge led a discussion about the appearance of our entrances. In short, our entrances should be a positive reflection of our neighborhood. They should be maintained in order to help maintain and reflect the higher value of our homes. Dr. Nettey to contact homeowner Sandy Ely to get landscape bids for improvement and maintenance, including the entrance of Buttonbush. All agreed that this is a much needed investment in our community. Kelly to get estimates for a Fall clean up.

e. Shutters missing – several homes are missing exterior shutters, especially along Shining Willow Blvd. It is the responsibility of the homeowner to maintain the exterior appearance of their home. Dr. Nettey will provide Candy with contact info for a shutter contractor (Eric) to include on our website.

9. Meeting adjourned at 8:30pm.

Submitted by Dan Collins
10/17/2013

Spring 2014 Newsletter

Treasurer's Report 2013

Description	FY13 Budget	FY12 Budget	FY11 Budget	FY10 Budget	FY09 Budget	FY08 Budget
A Landscaping / Maintenance	(\$3,800.00)	(\$3,800.00)	(\$3,800.00)	(\$3,800.00)	(\$4,200.00)	(\$4,000.00)
B Ohio Edison	(\$450.00)	(\$450.00)	(\$450.00)	(\$450.00)	(\$800.00)	(\$400.00)
C PO Box, Newsletters, Stamps	(\$300.00)	(\$300.00)	(\$300.00)	(\$300.00)	(\$850.00)	(\$450.00)
D City of Stow Water Department	(\$300.00)	(\$300.00)	(\$300.00)	(\$300.00)	(\$300.00)	(\$200.00)
E Annual Picnic	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$1,000.00)	(\$2,000.00)	(\$2,000.00)
F Website Hosting / Startup	\$0.00	\$0.00	\$0.00	(\$300.00)	(\$500.00)	(\$150.00)
G IRS, State, & Local Misc	(\$50.00)	(\$50.00)	(\$50.00)	(\$50.00)	(\$50.00)	(\$50.00)
H Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
I SR-HOA Insurance	(\$850.00)	(\$850.00)	(\$850.00)	(\$850.00)	(\$850.00)	(\$1,000.00)
J Entrance Signage Improvements	\$0.00	\$0.00	\$0.00	(\$14,300.00)	\$0.00	(\$15,500.00)
FY Budgeted Expenses	(\$8,750.00)	(\$8,750.00)	(\$8,750.00)	(\$21,350.00)	(\$9,050.00)	(\$23,750.00)
Annual Dues Assessment	\$150.00	\$150.00	\$150.00	\$137.50	\$137.50	\$137.50
Income = Dues x 86 Lots*	\$12,900.00	\$12,900.00	\$12,900.00	\$11,825.00	\$11,825.00	\$11,825.00
Balance Carry Over	\$18,895.19	\$11,744.42	\$3,611.27	\$12,396.92	\$7,313.72	\$14,661.66
FY Estimated Forecast	\$25,195.19	\$18,044.42	\$9,911.27	\$2,871.92	\$10,088.72	\$2,736.66

*Note: 83 lots in FY08

Description	Nov 25 2012 thru 10/7/13	Oct 25th 2011 thru Nov 25 2012	Jan 1 thru Oct 24 2011	FY10 Actual	FY09 Actual	FY08 Actual
A Landscaping / Maintenance	(1,983.69)	(\$2,165.94)	(\$2,823.66)	(\$4,145.00)	(\$4,063.06)	(\$2,205.59)
B Ohio Edison	(396.17)	(\$333.16)	(\$326.28)	(\$277.96)	(\$359.23)	(\$210.94)
C PO Box, Newsletters, Stamps...09 includes Reimbursement for 08 picnic	(544.90)	(\$323.11)	(\$260.87)	(\$906.99)	(\$1,065.96)	(\$228.33)
D City of Stow Water Department	(420.18)	(\$45.00)	(\$232.39)	(\$215.93)	(\$253.66)	\$0.00
E Annual Picnic	0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$400.00)
F Website Hosting / Startup	0.00	\$0.00	\$0.00	(\$19.60)	\$0.00	\$0.00
G IRS, State, & Local Misc	(25.00)	\$0.00	\$0.00	\$0.00	(\$25.00)	(\$70.00)
H Lot 80 SR Signage Easement	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
I SR-HOA Insurance	(803.00)	(\$698.00)	(\$698.00)	(\$725.00)	(\$742.00)	(\$741.00)
J Entrance Signage Improvements	0.00	\$0.00	\$0.00	(\$14,210.00)	\$0.00	(\$15,000.00)
K Entrance Signage Lighting	(555.00)	\$0.00	\$0.00	\$0.00	(\$250.00)	(\$552.50)
L Mail Boxes Individual paid	0.00	\$0.00	\$0.00	(\$4,061.03)	(\$3,339.00)	
M Mgt Fees	(2,526.99)	(\$1,698.02)				
N Bank Fees	(83.00)	(36.00)	(\$150.65)	(\$22.62)	(\$26.69)	
FY Total Expenses	(\$7,367.83)	(\$5,299.23)	(\$4,491.85)	(\$24,604.15)	(\$10,130.80)	(\$19,408.36)
FY Total Deposits	\$12,400.00	\$12,450.00	\$12,625.00	\$15,818.50	\$15,214.00	\$12,080.42
FY Balance	\$23,927.36	\$18,895.19	\$11,744.42	\$3,611.27	\$12,396.92	\$7,313.72

*Mgt Fees for 2012 - 2013 are full year. Previous mgt fees for 2011 - 2012 were for partial year.



SR-HOA Homeowner Annual Dues Invoice 2014

- The SR-HOA-BOD has kept the ***annual assessment*** for 2014 at **\$150.00** per lot.
- The ***expected payment date*** is **April 30th, 2014**.
- How do I pay?
 1. Payment by check payable to “SR-HOA 2014 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, 2014!**

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.