

## Spring 2022 Newsletter

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# Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

As the cold winter season draws to a close with the delightful transition to spring, it is a privilege to bring hearty greetings to you and to your household. It is sobering to observe the conclusion of the second year of contending, in various ways, with the novel coronavirus and the awful effects of its associated pandemic on all aspects of life for all in Springbrook Reserve, as well as on the educational institutions for youth and the places of work and worship for adults and families.

The arrival of spring provides a wonderful opportunity to express gratitude for the joyous occasion of my son Nevin's wedding at St. Paul's Episcopal Church in Akron to Alyssa, his sweetheart for 17 years from nearby Stow-Munroe Falls High School. The COVID-19 pandemic provided a rare break for my brothers to fly in from London and Geneva for the wedding on Saturday, 20<sup>th</sup> November 2021.

This newsletter provides a very important opportunity to thank each homeowner in Springbrook Reserve who rendered voluntary service for the common benefit of all persons who live in Springbrook Reserve. In ways that defy enumeration, the voluntary efforts of homeowners have enriched lives in the 'Reserve.

It is a privilege to welcome both Marco and Angelica to their new home on Sweet Flag Way and bid farewell to Paul Pollock, who might have been the only homeowner to have sold his house in Springbrook Reserve since April 2021. That is a major departure from the total of eight home sales in the preceding year of April 2020 – April 2021.

The 2022 Annual Garage Sale is slated at 9 am to 1 pm on Saturday, 4<sup>th</sup> June 2022. The Annual Picnic will be held at 3–8 pm on Saturday, 20<sup>th</sup> August 2022. Please contact the respective committees through the SRHOA website to volunteer.

Presented in this newsletter are the minutes of the 2021 annual meeting prepared by Mrs. Shari Austin and the Treasurer's Report prepared by Mrs. Emily Rajadurai. Heartfelt thanks to Emily and Shari for their gracious and kind assistance. Please use the enclosed envelope, which is addressed and stamped for your convenience, to send in your annual homeowner's dues of \$150<sup>00</sup> by Saturday, 30<sup>th</sup> April 2022.

Spring weather provides a good opportunity to take excellent care of your home's exterior by reinstalling loose shutters, replacing dilapidated mailboxes, improving landscaping, ensuring constant clean-up after your pets, and repairing nonfunctioning light posts. Please spare no effort to stay safe and stay well. Very best wishes of spring and beyond with

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

### SRHOA Annual Garage Sale

The SRHOA's Eleventh Annual Garage Sale is slated at **9 am – 1 pm** on **Saturday, 4<sup>th</sup> June 2022**. It is organized and managed by the SRHOA Garage Sale Committee. Interested homeowners who wish to assist may contact the Committee via the <http://springbrook-reserve.org> SRHOA website. Thank you.

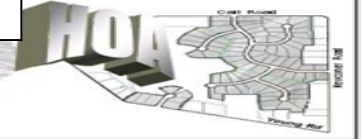
Homeowners who wish to participate in the 2022 SRHOA Annual Garage Sale should please visit the SRHOA website ASAP at: <http://springbrook-reserve.org> for more information and to complete the participation form.



# Treasurer's Report for 2021

## SRHOA 2021 Annual Treasurer's Report

# Springbrook Reserve



### BUDGETED EXPENSES FY2015 – FY2021

Description	FY 21 Budget	FY 20 Budget	FY 19 Budget	FY 18 Budget	FY 17 Budget	FY 16 Budget	FY 15 Budget
Landscaping / Maintenance	(5550.00)	(5550.00)	(5550.00)	(3800.00)	(3800.00)	(3,800.00)	(3,800.00)
Ohio Edison	(510.00)	(510.00)	(510.00)	(450.00)	(450.00)	(450.00)	(450.00)
PO Box, Newsletters, Stamps	(1100.00)	(1100.00)	(1100.00)	(800.00)	(800.00)	(300.00)	(300.00)
City of Stow Water Department	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)
Annual Picnic	(3000.00)	(3000.00)	(3000.00)	(3000.00)	(1000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(170.00)	(170.00)	(170.00)	(100.00)	(100.00)	0.00	0.00
IRS, State, & Local Misc.	0.00	0.00	0.00	0.00	0.00	(50.00)	(50.00)
Lot 80 SR Signage Easement	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SR-HOA Insurance	(1310.00)	(1310.00)	(1310.00)	(1250.00)	(1250.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	(600.00)	(600.00)	(600.00)	(600.00)	0.00	0.00
Bank. Lawyer and Mgt. Fees	(2400.00)	(2400.00)	(2400.00)	(1500.00)	(4000.00)	(\$2,500.00)	
<b>FY Budgeted Expenses</b>	<b>(14,940.00)</b>	<b>(14,940.00)</b>	<b>(14,940.00)</b>	<b>(11,800.00)</b>	<b>(12,300.00)</b>	<b>(9,250.00)</b>	<b>(6,750.00)</b>
Annual Dues Assessment	150.00	150.00	150.00	150.00	150.00	150.00	150.00
Income = Dues x 86 Lots*	12,900.00	12,900.00	12,900.00	12,900.00	12,900.00	12,900.00	12,900.00
Balance Carry Over	36,538.77	\$33,986.30	\$35,708.30	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36
<b>FY Estimated Forecast</b>	<b>34,498.77</b>	<b>\$31,946.30</b>	<b>\$33,668.30</b>	<b>\$33,688.42</b>	<b>\$33,540.73</b>	<b>\$31,313.52</b>	<b>\$30,077.36</b>

### ACTUAL EXPENSES (10<sup>TH</sup> OCTOBER 2014 – 1<sup>ST</sup> NOVEMBER 2021)

Description	11/4/19 to 11/1/20	11/4/19 to 11/1/20	10/30/18 to 9/22/19	11/1/17 to 10/30/18	10/25/16 to 10/30/17	10/11/15 to 10/25/16	10/20/14 to 10/11/15
Landscaping / Maintenance	(2,885.41)	(4,238.21)	(4,854.62)	(5,525.84)	(3,090.41)	(\$3,216.84)	(\$2,411.88)
Ohio Edison	(954.94)	(867.42)	(581.47)	(507.65)	(618.12)	(\$496.25)	(\$499.28)
PO Box, Newsletters, Stamps, Mtgs.	(253.14)	(1,003.68)	(605.56)	(1,077.09)	(958.18)	(\$752.69)	(\$458.48)
City of Stow Water Department	(92.69)	(120.11)	(5.92)	0.00	(337.64)	(\$61.29)	(\$53.60)
Annual Picnic	(1,423.27)	0.00	(3,569.61)	(2,235.82)	(2,206.72)	(\$196.26)	\$0.00
Website Hosting / Startup	(153.72)	(153.72)	(138.38)	(167.40)	(220.55)	(\$30.03)	\$0.00
IRS, State, & Local Misc.	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
Lot 80 SR Signage Easement	0.00	0.00	0.00	0.00	0.00	\$0.00	\$0.00
SR-HOA Insurance	(1,397.00)	(1,392.00)	(1,308.00)	(1,305.00)	(1,231.00)	(\$1,236.00)	(\$1,036.00)
Entrance Signage Improvements	0.00	0.00	0.00	0.00	0.00	(\$117.20)	\$0.00
Entrance Signage Lighting	0.00	0.00	0.00	0.00	0.00	(\$478.32)	\$0.00
Mail Boxes Individual Paid	(118.00)	(106.00)	0.00	0.00	0.00	\$0.00	\$0.00
Bank. Lawyer and Mgt. Fees	(847.50)	(1,900.00)	(2,532.50)	(2,369.50)	(742.50)	(\$7,167.43)	(\$2,538.55)
Miscellaneous	(50.00)	(266.39)					
<b>FY Total Expenses</b>	<b>(8,175.67)</b>	<b>(10,047.53)</b>	<b>(13,596.06)</b>	<b>(13,188.30)</b>	<b>(9,405.12)</b>	<b>(13,752.31)</b>	<b>(\$6,997.79)</b>
<b>FY Total Deposits</b>	<b>13,100.00</b>	<b>12,600.00</b>	<b>12,750.00</b>	<b>12,750.00</b>	<b>12,525.00</b>	<b>\$13,400.00</b>	<b>\$12,275.00</b>
<b>FY Balance</b>	<b>41,463.10</b>	<b>\$36,538.77</b>	<b>\$34,272.94</b>	<b>\$35,270.00</b>	<b>\$35,708.30</b>	<b>\$32,588.42</b>	<b>\$32,940.73</b>



**2021 Springbrook Reserve Homeowners Association Annual Meeting**  
**Virtual Meeting via Zoom (Meeting ID: 837.1478.0715 / 854.9997.5822)**  
**7:00 p.m. Wednesday, November 10, 2021**

[www.springbrook-reserve.org](http://www.springbrook-reserve.org)

1. **Call to Order, Introductions, Roll Call and Proxy Registration**- Dr. Nettey, SR-HOA President, called the 2021 annual meeting to order. No proxy registrations were noted. All attendees were thanked for attending the meeting. SR-HOA Board of Directors (BOD) & other officers were introduced: Dr. I Richmond Nettey- President, Shari Austin- Secretary, Emily Rajadurai-Treasurer, John Hill- Architectural Review Board Chairman, Paul Masiella-BOD 3-year position, Dan Collins-BOD 2-year position, Mark Borlin-BOD 1-year position; also in attendance were Dave Janka, Ralph Rajadurai, Kelley Cerroni, Harold Strakusek. Judy Thaxton-Borlin, Lisa Carden, Samantha Hicks, Heather Cheatham, Bryan Jordan, Michele Hendry. Other homeowners may have been present virtually but were not specifically named since they may have been listening under the other homeowner's log-in account.
2. **2020 Meeting Minutes**- Shari Austin, Secretary, presented the minutes from last year's annual meeting. They were approved and adopted as presented. The 2020 annual meeting minutes will be posted on the Springbrook Reserve website.
3. **2021 Treasurer's Report**- Emily Rajadurai, Treasurer, presented the SR Treasurer's Report which was approved and adopted as presented. The treasurer's report will be posted on the Springbrook Reserve website.
  - a. Revenues were in line with the budget.
  - b. All annual SR-HOA dues have been paid.
  - c. The Board of Directors (BOD) voted to keep the SR-HOA annual dues @ \$150 per subplot for 2021 since cash reserves are good.
4. **Architectural Review Board (ARB) Report**- presented by John Hill, ARB Chairman
  - a. Four approvals of home improvements/modifications were sent from the SR-ARB after receiving approval from the BOD.
    - i. Dan & Fallon Miller, Shining Willow Blvd (Sublot 2)- adding a fence to the back of their property.
    - ii. Kelly & Tim McGrath, Shining Willow Blvd (Sublot 22)- replacing the deck with a patio & pergola in the back of their property.
    - iii. Joseph & Mary Rinaldi, Sedge Grass Trail (Sublot 26)- replacing their wood decking material with a composite product, including an addition of a walkway from the driveway to the deck.
    - iv. Rob & Michelle Kubick, Shining Willow Blvd (Sublot 43) - replacing the front door and adding a porch in front of the front door.
  - b. Harold Strakusek stated that the City of Stow replaced four to five trees on Sedge Grass Trail that were destroyed by the ash borer beetle with funding from a grant. Harold was also thanked for trimming back the low hanging branches of the trees that line the sidewalks in SR and for caulking the brick of the SR entrance. The new trees can also be purchased by the City of Stow. Please contact Harold about lawn trees, if needed.
5. **SRHOA Website Management**- presented by Bryan Jordan, website manager.
  - a. There were 427 visits this year to the SR-HOA website with peaks seen in March and June. Approximately 900 individual page views were documented. The top categories viewed were Homes for Sale and By-Laws and Regulations. The Homes for Sale page was simplified by Bryan by linking to Zillow and Realtor.com pages for SR to ease the work in capturing the actual interest in viewing our homes available.

## 6. Old Business

- a. Germaine Reserve Development (Ryan Homes)- the City of Stow has installed a “No through trucks” sign @ the entrance of SR. Many homeowners have expressed concerns over the increased traffic and dirt/debris being brought into our SR development. Harold Strakusek and Dr. Nettey have verbally informed truck drivers they saw cutting through our development, as well as the building foreman of Germaine Reserve that this action is forbidden.

## 7. New Business

- a. A new committee has been formed to tend to the SR entrance landscaping beds. The new committee’s members are Ian McCloud (chairman), Kelly LaForge, Missi Sakach, Dan Lukas, and Michele Hendry.
- b. The 2021 SR garage sale was organized by Bryan Jordan and his family. It was held on Friday and Saturday, June 11-12. The 2022 SR Garage Sale Committee will consist of Suzie Biggs (chair), Kelly Faust, and Raza Hashmi

## 8. Annual Elections

- a. BOD One Year Term: Mark Borlin was re-elected unopposed.
- b. BOD Two Year Term: Dan Collins was re-elected unopposed.
- c. BOD Vice President: remains open.

## 9. Miscellaneous Business

- a. 2021 Annual Picnic/Block Party- presented by Samantha Hicks
  - i. The 2021 event was held August 14, 2021, in the Bluestem Lane cul-de-sac from 4-6pm. Many volunteers helped make this event successful.
  - ii. Many residents were in attendance and enjoyed food, a bubble show, a magician, face painting, yard games, and SR socialization.
  - iii. The 2022 annual picnic/block party is set tentatively for August 13, 2022. Instead of catering, one or two food trucks are being sought. The committee is interested in using Evite for the invitations in 2022.
  - iv. The cost of approximately \$2640 was slightly above the budgeted amount of \$2500. The committee requested an additional \$1000 for the 2022 SR Picnic/Block Party event, which was approved by the BOD. The additional money will provide additional activities and enhancements of this popular event.
- b. Kelley Cerroni will again place holiday wreaths at the entrances of the neighborhood. Kelley was thanked for her time in continuing this holiday tradition.
- c. All homeowners- please provide your current email addresses to the SR-HOA when sending in your 2022 Springbrook Reserve Annual Dues. Information will be forthcoming. Email addresses can also be submitted to Shari Austin, SR Secretary via email [shaustin68@gmail.com](mailto:shaustin68@gmail.com).
- d. There was much discussion regarding dogs relieving themselves on others’ properties. There is a Stow city ordinance against this act. **PLEASE** pick up your dog waste if they are relieving themselves while walking outside of your property.

## 10. Adjournment

The 2021 SR-HOA Annual Meeting was adjourned @ 7:46pm by Dr. I Richmond Nettey.

Submitted by Shari Austin  
Secretary, SRHOA  
03/14/2022

## **Legal Notice from SRHOA’s Legal Counsel**

**Springbrook Reserve Homeowners Association (SRHOA) maintains the bike path but does not remove snow or ice from the path. SRHOA recommend against using the bike path when temperatures are near or below freezing. Persons who use the bike path when temperatures are near or below freezing, should expect abnormally dangerous and slippery conditions and must exercise extreme caution. Thank you.**

## SR-HOA Annual Dues Invoice 2022

## Springbrook Reserve



## SR-HOA Homeowner Annual Dues Invoice 2022

- The SR-HOA-BOD has kept the **annual assessment** for 2022 at **\$150.00** per lot.
- The **expected payment date** is Saturday, **30<sup>th</sup> April 2022**.
- How do I pay?
  1. Payment by check payable to “SR-HOA 2022 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 by **30<sup>th</sup> April 2022**, to:  
 SR-HOA  
 PO Box 1816  
 Stow, Ohio 44224

The SR-HOA has a **100% payment compliance** as mandated by our charter.

**Please** help us maintain this tradition by paying promptly before Saturday, **30<sup>th</sup> April 2022!**

*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 in 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 that are 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 the legal fees required to process the property lien.

## Springbrook Reserve Homeowners Association Website

Please contact Mr. Bryan Jordan at [bryanhjordan@gmail.com](mailto:bryanhjordan@gmail.com) or at 412.956.4800 or Dr. I. Richmond Nettey at 330.524.9693 or [inetey@hotmail.com](mailto:inetey@hotmail.com), if you wish to have information posted on the SRHOA website, which is located at [springbrook-reserve.org](http://springbrook-reserve.org).

The interactive SRHOA website now enables homeowners to:

-  become informed of neighborhood activities.
-  register opinion on neighborhood issues and provide input during online surveys.
-  alert neighbors about family services - babysitting, lawn mowing, pet sitting, etc.
-  share family news and photographs
-  advertise the sale of homes
-  access important SRHOA documents, forms, and information.

The SRHOA website is expected to serve as an active forum for neighborhood communication.

Please take a few moments from your busy schedule to visit the SRHOA website at <http://springbrook-reserve.org>, and see what you can discover.

The SRHOA website is a service to our community. If you have items and/or photos you would like to have presented on the website, e-mail Bryan at [webmaster@springbrook-reserve.org](mailto:webmaster@springbrook-reserve.org)

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## Request for Information

Dear Neighbors,

The SRHOA BOD is updating and maintaining the directory of residents in Springbrook Reserve. The SRHOA directory is prepared only for SRHOA use. Please use the form below to **update** your contact details and return it with your annual SRHOA dues payment to SRHOA, P. O. Box 1816, Stow, OH 44224. As always, thank you very much, Dr. I. Richmond Nettey, President, SRHOA.

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

Home phone number: \_\_\_\_\_

Mobile phone number(s): \_\_\_\_\_

Email address: \_\_\_\_\_