



Spring 2009 Newsletter

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SRHOA Community Garage Sale:

One Man’s Trash... Another Man’s Treasure

Join the green movement and participate in the neighborhood garage sale!

Friday, June 4, Saturday, June 5 and possibly Sunday, June 6, turn your unwanted “stuff” into cash by being a part of the garage sale.

The sale will be promoted in the local papers and with signs at key intersections near the neighborhood entrances.

Garage sale hours are tentatively

set for 8 a.m. to 3 p.m.

Participating families will be asked to contribute \$10 towards the newspaper ads.

On these dates, please use extra caution as you drive within the neighborhood as there will be many extra cars and pedestrians — we hope!

If you are interested in participating, please contact Jenni Cox at jcoxnep@gmail.com.

Important News!

Springbrook Reserve Homeowners’ Association annual dues will stay the same as they were for 2008.

The amount of \$137.50 is to be paid no later than April 1, 2009. Please refer to enclosed bill on green paper.

Other news in the neighborhood

• **Roadside “No Parking Signs”** at Shining Willow & Call Road Entrance will be installed by the City of Stow once the ground thaws, according to a spokesperson for the City of Stow.

• Resident Palmer Barr volunteered at the annual meeting to host a **Web site for Springbrook Reserve Homeowners’ Association**. Jenni Cox will be developing the site soon and will maintain it.

o Items to be included on Web site could include: previous newsletters, list of current board members, positions, dates of terms, description of neighborhood, list of upcoming events, community links, bylaws, dues payment schedule.

o Neighbors will be invited to submit photos for the Web site

o The Board would be interested

in knowing any other items residents think the site should include.

• **The Block Watch program** the board had considered implementing will not be possible because the City of Stow is eliminating the program due to economic issues. However, alert neighbors can keep their eyes open for unusual incidents and notify the police, who do patrol the area.

• **Neighborhood Directory** – Once weather is suitable, Jenni Cox and Jen Taylor will canvas the area and meet with residents to update directory and then make it available to all residents.

• The **SR-HOA Annual Meeting** for 2008 followed the Fall Fest at Silver Springs Park, Saturday, Oct.

11. After games and activities for the children, President Isaac Netey conducted the meeting with 31 homeowners present. Bios of board members elected there are listed on 3 page.

• Kelley Cerroni has been enthusiastically pursuing a **Book Club for the residents** of Springbrook Reserve. This will meet once a month at various members’ homes.

The first meeting is in April and will be at Cerroni’s house. She will also be “assigning” the first book soon.

If you are interested in participating, please contact either Jen Taylor (jentaylor@neo.rr.com or 330/677-1405) or Kelley Cerroni (kelly@cerroni.org), and they will get you the information you need.

News from the Architectural Review Committee

Landscape Maintenance:

- The main entry sprinkler system was inspected and winterized.
- The broken not-in-code light fixture at main entry sign was replaced with a new energy-efficient LED fixture and another fixture was installed on the opposite side of the street to illuminate the new entry sign.
- Landscape Maintenance contracts are being requested for entries, bike trail and open space, included fertilization, mowing, edging, mulching and bed prep for planting of annuals at main entry sign.

Mailbox Upgrades and Replacement Program:

- Approximately a dozen homeowners elected to participate in this spring's group mail post/mailbox replacement program. The first installment will occur within the next few weeks.

Submittals:

- Everyone who purchased a home in Springbrook Reserve should have

received a copy of the bylaws. If you did not receive a copy of the bylaws, let one of the board members know and we can provide you with a copy.

- 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.

Capital Improvements:

- The board is acquiring quotes for the next phases of entry signage improvements at the Shining Willow/Newcomer and Button Bush/Call Road Entries.

These two secondary signage improvement projects will involve the installation of a "SR" stone column and planting areas around each column on the three remaining corners.

It is the goal of the board to finish the entry signage as funding becomes available.

Springbrook Reserve Annual Meeting Notes

Meeting Date & Time:

Oct. 11, 2008 combined with the Fall Fest (picnic), held at 4p.m.

Present: Dr. Isaac Nettey-SR-HOA-PRES; Ms. Sandy Ely-SR-HOA-BOD (1-yr) & AR; Mrs. Jen Taylor-SR-HOA-SECRETARY. **Absent:** Ms. Lisa Tynes Kunz-SR-HOA-BOD (2-yr); Mr. Mark Csernyik-SR-HOA-BOD (3-yr) arrived late

Call to Order

- The meeting was called to order at 5:15 p.m. by President Dr. Isaac Nettey.
- Introduction of Directors and Officers
- Roll Call, Sign-in and Proxy Registration
4 Proxies were on file with the secretary.

Of the 82 occupied home sites in Springbrook Reserve, 18 homes were represented with 31 adult homeowners attending the annual meeting, approximately 22 percent.

Kelly Cerroni moved and Sandy Ely seconded adoption of previous minutes. Minutes adopted.

Treasurer's Report

Mark Cernyik was unable to attend until later in the meeting. Dr. Isaac Nettey discussed the spending in 2008, which included entrance way signage at Shining Willow and Call Road. Also landscape maintenance of all entry ways and the path leading to Button Bush was included in the 2008 budget. Dr. Nettey touched upon the 2009 budget noting the ability to possibly improve the entryway on Shining Willow and Newcomer.

Palmer Barr asked about the Web site budget and the need for the cost to increase each year. Dr. Nettey stated that we have not done a Web site yet, and have increased the budget this year in order to do so. Mr. Barr said that he could help us with the Web site development. (He gave the board his business card.)

Dave Cerroni moved to approve the budget and Lari Gabriel seconded. The budget was approved.

Architectural Review Board

By *Sandy Ely*

Landscape Maintenance:

- Main entry sign was improved this year. Sandy received three separate quotes for the improvements on all three entryways. She asked for the bidders to show the entryways as separate so we may approach doing them also separately as our budget allowed. The lowest quote for all three was from Suncrest Gardens for \$36,000. The

Property Owners who attended the Annual Meeting

Kelly Cerroni, 2790 Sedge Grass Trail
 Dave Cerroni, 2790 Sedge Grass Trail
 Sandy Ely, 2840 Sedge Grass Trail
 Mike Ely, 2840 Sedge Grass Trail
 Jen Taylor, 2796 Sedge Grass Trail
 Josh Taylor, 2796 Sedge Grass Trail
 John Bowen, 4822 Shining Willow
 Candace Bowen, 4822 Shining Willow
 Jerry Driscoll, 4832 Shining Willow
 Michelle Adams, Shining Willow
 Mary Anne Golba, 2867 Sweet Flag
 John Chanstain, 2867 Sweet Flag
 Chris Copley, 2855 Sweet Flag
 Susan Copley, 2855 Sweet Flag
 The Mahonys, 2805 Sweet Flag
 Joseph Gabriel, 2844 Sweet Flag

Lari Gabriel, 2844 Sweet Flag
 Matt Coyne, 4729 Blue Stem
 Theresa Coyne, 4729 Blue Stem
 Ron Szudejko, 4754 Blue Stem
 Sheila Szudejko, 4754 Blue Stem
 Andrew Lovell, 4724 Blue Stem
 Jodi Lovell, 4724 Blue Stem
 Daniel Collins, 2907 Rose Mallow
 Sharon Collins, 2907 Rose Mallow
 Mike Davis, 4627 Button Bush
 Denean Davis, 4627 Button Bush
 Palmer Barr, 4654 Button Bush
 Sherri Barr, 4654 Button Bush
 Mark Csernyik, 4863 Shining Willow
 Dr. Isaac Richmond Nettey, 4698 Shining Willow

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Annual Meeting Notes (continued from page 2)

project at Shining Willow and Call cost about \$15,000, leaving the remaining two entries to be about \$21,000.

- Landscape Maintenance contracts with Monster Yards for entries, bike trail and open space included fertilization, mowing, edging and mulching.
- Annuals were not placed in the new entryway due to the cost associated with this after the entryway was finished. It was too late in the season for it to be cost effective. Next year, we could save money by planting annuals ourselves.

Other possible improvements:

- The board looked into costs associated with installing acorn style street lights which was going to cost about a million dollars, too heavy an expense for our homeowners.
- A replacement mailbox flyer was included in the fall newsletter for homeowners who would like to participate in a group discount on installed mailboxes and mail posts.

Other Issues:

- The wetlands were acquired by the SRHOA this year from Ben Cappadora. Along with that, the HOA will hold responsibility for the wetlands. All appropriate insurance has been secured for this acquisition.
- Mr. Ben Cappadora is no longer an agent for the HOA and that has now been passed down to Dr. Isaac Nettey

Annual Elections

By Dr. Isaac Nettey

Terms open: BOD 3-year, BOD 2-year, BOD 1-year, Treasurer and Vice President.

- Candace Bowen and Jenni Cox were nominated. We decided to have open voting due to the lack of nominations. Candace Bowen was elected for the BOD 1 year term.
- Shari Austin was nominated for the 2-year term and no one opposed her. She was thus elected to the 2 year term.
- Sandy Ely was nominated for the 3-year term and no one opposed her. She was thus elected to the 3-year term.
- Mary Anne Golba has volunteered to take over the treasurer's position, and John Chanstain and Mike Davis volunteered to be on the Architectural Review Board.

Dr. Nettey moved to close the elections and Mary Anne Golba seconded. The elections were closed.

Adjournment

Dr. Nettey adjourned the meeting and Sandy seconded at 6:25 p.m. The Fall Fest continued until 8 p.m. The Taylors invited everyone in attendance back to their home for a bonfire.

Meet your officers and board

Dr. Isaac Nettey, President

Dr. Isaac Richmond Nettey – President of the SRHOA and his family of Lisa Ann, Nevin Brandon (freshman at Kent State) and Sheba (dachshund-shepherd mix) moved to Springbrook Reserve in May 2003. Dr. Nettey has served as president of SRHOA since 2006 and is committed to serving the interests of the homeowners and residents of Springbrook Reserve. As a tenured faculty member in Aeronautics, Dr. Nettey serves as the associate dean of the College of Technology at Kent State University. Dr. Nettey is a past president of the University Aviation Association and a past trustee of the Aviation Accreditation Board International. He holds membership on two aviation committees of the Transportation Research Board, National Academy of Sciences, Washington, DC. In summer 2001, the Netteys moved to Stow from Houston, where Dr. Nettey serves as a consultant for the Houston Airport System and on the Advisory Board of the Wings Over Houston Airshow.

Jennifer Cox, Vice President and Secretary

Jennifer Cox has been a resident of Springbrook Reserve since 2002. In fact, she and Troy were the 4th family to move into the neighborhood! Jennifer grew up in Hudson and has her journalism degree from Kent State University. She then worked on a Fine Arts master's degree at OSU. Before completing her degree, she moved back to Hudson to join a family business. She now is president of a national trade association, NNEP, based in Kent. Jenni and Troy have two children who attend 6th and 7th grades in Stow public schools.

Mary Anne Golba, Treasurer

Mary Anne Golba is Director of Quality Assurance for Progressive Plastics, Inc., a manufacturer of plastic products in Cleveland. She has a Bachelor of Science degree in Chemical and Nuclear Engineering from Youngstown State University. Mary Anne and her husband moved to Springbrook Reserve in 2007 and reside with her daughters Mary (19 yrs.), Brittany (17 yrs.) and Kimberly (16 yrs.) and her granddaughter, Alexia (3 yrs.). Mary currently attends the University of Akron, studying Nutrition. Brittany is in the Cosmetology program through Stow/Kent and will graduate from Stow/Munroe Falls High School in May. Kimberly is a junior at Stow/Munroe Falls High School and a member of the varsity basketball team. Alexia is a proud student at the Goddard School in Hudson.

Sandy Ely, 3-year member/Architectural Review Chair

Sandy Ely and her husband Mike celebrated their 20th wedding anniversary, and they have twin 8-year-old boys, Alex & Nick. Their boys attend Echo Hills School and in their spare time like to play Stow Youth Soccer and enjoy playing wii. Their family has been residents of Stow since 1992 when they moved north from Middletown, Ohio. Sandy is a graduate of The Ohio State University Landscape Architecture Program (Go Buckeyes!) and is employed with E.G. & G., Inc., a landscape architecture/planning/engineering firm located in Akron. Her husband has a bachelor's degree in landscape horticulture and currently works for Naturescape, Inc. in Chagrin Falls as a landscape designer/ salesman.

Shari Austin, 2-year member

Shari Austin's family moved into Springbrook Reserve in June 2007. She works as a pharmacist at Akron City Hospital and received her pharmacy degree from Ohio State University. She and her husband Mark have been married for 16 years. He works for Turf Care Supply Corp. in Brunswick. Their daughter, Ashley, is 13 years old and available for babysitting. She is an 8th grader at Kimpton Middle School and enjoys participating in basketball, soccer and karate. Their son, Kyle, is 10 years old. He also participates in basketball, soccer and karate. He is a 5th grader at Lakeview Intermediate School.

Candace Bowen, 1-year member

(Candace's bio will appear in the next newsletter.)

Treasurer's Report

Description	FY09 Budget	FY08 Budget	FY07 Budget	FY06 Budget
A Landscaping / Maintenance	(\$4,200.00)	(\$4,000.00)	(\$4,550.00)	(\$4,550.00)
B Ohio Edison	(\$600.00)	(\$400.00)	(\$625.17)	(\$360.00)
C PO Box, Newsletters, Stamps	(\$550.00)	(\$450.00)	(\$450.00)	(\$150.00)
D City of Stow Water Department	(\$300.00)	(\$200.00)	(\$300.00)	(\$300.00)
E Annual Picnic	(\$2,000.00)	(\$2,000.00)	(\$2,000.00)	\$0.00
F Website Hosting / Startup	(\$500.00)	(\$150.00)	(\$150.00)	\$0.00
G IRS, State, & Local Misc	(\$50.00)	(\$50.00)	\$0.00	\$0.00
H Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00
I SR-HOA Insurance	(\$850.00)	(\$1,000.00)	\$0.00	\$0.00
J Entrance Signage Improvements	\$0.00	(\$15,500.00)	\$0.00	\$0.00
FY Budgeted Expenses	(\$9,050.00)	(\$23,750.00)	(\$8,075.17)	(\$5,360.00)
Annual Dues Assessment	\$137.50	\$137.50	\$125.00	\$125.00
Income = Dues x 86 Lots*	\$11,825.00	\$11,825.00	\$10,750.00	\$10,375.00
Balance Carry Over	\$5,342.39	\$14,661.66	\$11,120.43	\$4,187.43
FY Estimated Forecast	\$8,117.39	\$2,736.66	\$13,795.26	\$9,202.43

*Note: 83 lots in FY06

Description	FY09 Actual - thru 3/11/09	FY08 Actual	FY07 Actual	FY06 Actual
A Landscaping / Maintenance	(\$720.59)	(\$2,685.00)	(\$3,747.84)	(\$2,682.83)
B Ohio Edison	(\$62.56)	(\$202.86)	(\$322.63)	(\$505.17)
C PO Box, Newsletters, Stamps	(\$68.64)	(\$228.33)	(\$446.62)	(\$371.51)
D City of Stow Water Department	\$0.00	\$0.00	(\$24.34)	(\$75.31)
E Annual Picnic	\$0.00	(\$1,900.00)	(\$1,652.63)	\$0.00
F Website Hosting / Startup	\$0.00	\$0.00	\$0.00	\$0.00
G IRS, State, & Local Misc	(\$28.00)	(\$70.00)	(\$30.00)	\$0.00
H Lot 80 SR Signage Easement	\$0.00	\$0.00	(\$460.00)	\$0.00
I SR-HOA Insurance	\$0.00	(\$741.00)	(\$748.00)	\$0.00
J Entrance Signage Improvements	(\$120.59)	(\$15,000.00)	\$0.00	\$0.00
K Entrance Signage Lighting	\$0.00	(\$552.50)	\$0.00	\$0.00
L				
FY Total Expenses	(\$1,000.38)	(\$21,379.69)	(\$7,432.06)	(\$3,634.82)
FY Total Deposits	\$0.00	\$12,060.42	\$10,973.29	\$10,567.82
FY Balance		\$5,342.39	\$14,661.66	\$11,120.43
Checkbook Balance	\$6,436.71			
Petty Cash	\$46.10			
Total	\$6,482.81			

'In addition, nine homeowners each paid \$371.00 for a replacement mailbox. These personal funds were deposited in the SRHOA account (totaling \$3339.00). A check was made out to 'A Sign Above for a total of \$3339.00. This check was delivered to Sandy Ely on 3/9/09.

One final thought

No need to go the gym for a treadmill or even the bike trail for an outside walk.

One obvious plus for living in a small but not-too-small and not-too-congested community like ours is the opportunity to get some exercise just walking around the neighborhood. That incline up Sedge Grass

even adds to the aerobics.

There's a lot to see in the 1.8-mile circuit through Springbrook Reserve. When we moved to the area in 2003, the changes were constant and dramatic. New streets, new houses, appeared in a day.

Now the changes are more gradual, but with spring on the way,

forsythia wreathes replace Christmas decorations, and the first tulips aren't far off. When will the Cleveland pears blossom this year? How long will the magnolias last?

And who will do the best job edging his sidewalk? (My money is on our president for that honor!)

--cpb