

# Springbrook Reserve



## Spring 2016 Newsletter

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# Springbrook Reserve HOA President's Message

Dear Springbrook Resident,

It is indeed a cherished privilege to write to you at the dawn of spring 2016 with greetings from the Board of Directors, Springbrook Reserve Homeowners Association (BOD-SRHOA). Quite certain you were able to enjoy the remarkably lovely weather on Easter Sunday with temperatures above 70 degrees in late March. Do please take a few minutes to read the Spring 2016 SRHOA Newsletter thoroughly, with particular attention to your continued participation in the life of this lovely subdivision and master planned community.

Included in this Newsletter, are the minutes of the 2015 Annual Meeting of SRHOA prepared in a detailed and impressive fashion by SRHOA Board of Director Dan Collins who volunteers as secretary in the absence of a secretary.

Also included in this newsletter is the Financial and Treasurer's report prepared by SRHOA Treasurer Mary Anne Golba, who hosted the 2015 Annual Meeting. The entire community of homeowners extends much gratitude to Mary Anne and Dan for their laudable voluntary service to SRHOA. Please take a moment to pay off your annual dues before Saturday, 30<sup>th</sup> April 2016.

Through the voluntary efforts of Sheila S., SRHOA has an upgraded website, which may be accessed at <http://springbrook-reserve.org>. The BOD-SRHOA is grateful to Sheila for her work on the website. During the past year, SRHOA became home to 10 new home owners. The BOD-SRHOA is very grateful to Krista Combs of Cutler Real Estate, (330-603-2823) and Teresa Fiorentino of Howard Hanna Real Estate (330-760-0697) for their help with the list of new residents.

Please join the BOD-SRHOA in welcoming the 10 new home owners in the persons of Matt and Lisa, Joe and Marion, as well as Paul of Sweet Flag; Jermaine and Julianne, as well as Matt and Cassie of Sedge Grass; Bryan and Jamie, Tim and Kelly, as well as Ben and Kim of Shining Willow; David and Melissa of Rose Mallow, and Paul Masiella of Bluestem who has already joined the BOD-SRHOA.

Contact Dave Barnett, property manager, at 216-831-0165 or [David@BarnettManagement.com](mailto:David@BarnettManagement.com) for any needed assistance. Call Eric Drouhard at 330.389.1661 to install any loose or fallen shingles. Best wishes 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 Fifth Annual Subdivision Garage Sale will be held at **9 a.m. – 3 p.m. on Friday and Saturday, 20<sup>th</sup> – 21<sup>st</sup> May 2016**. Interested homeowners should contact Kelly LaForge at [edkel2856@hotmail.com](mailto:edkel2856@hotmail.com) or via a phone call / text to 216.337.9752.

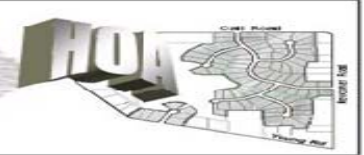
The cost will be \$10, which will pay for ads in local newspapers, balloons, and signage to direct both vehicular and pedestrian traffic.



# Treasurer's Report 2015

## SRHOA 2015 Annual Treasurer's Report

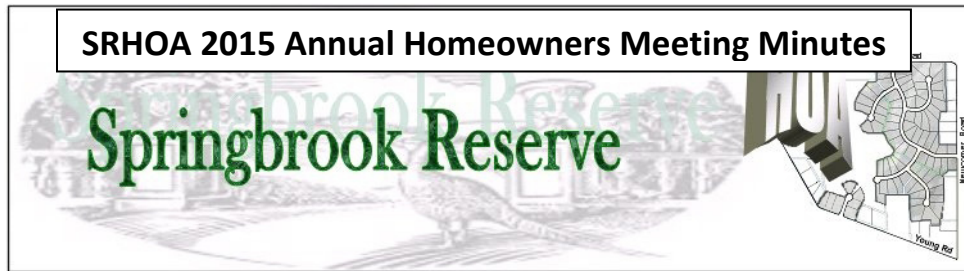
### Springbrook Reserve



Description	FY15 Budget	FY14 Budget	FY13 Budget	FY12 Budget	FY11 Budget	FY10 Budget
Landscaping / Maintenance	(3,800.00)	(3,800.00)	(3,800.00)	(3,800.00)	(3,800.00)	(3,800.00)
Ohio Edison	(450.00)	(450.00)	(450.00)	(450.00)	(450.00)	(450.00)
PO Box, Newsletters, Stamps	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)
City of Stow Water Department	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)	(300.00)
Annual Picnic	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	0.00	0.00	0.00	0.00	0.00	(300.00)
IRS, State, & Local Misc	(50.00)	(50.00)	(50.00)	(50.00)	(50.00)	(50.00)
Lot 80 SR Signage Easement	0.00	0.00	0.00	0.00	0.00	0.00
SR-HOA Insurance	(850.00)	(850.00)	(850.00)	(850.00)	(850.00)	(850.00)
Entrance Signage Improvements	0.00	0.00	0.00	0.00	0.00	(14,300.00)
<b>FY Budgeted Expenses</b>	<b>(6,750.00)</b>	<b>(6,750.00)</b>	<b>(6,750.00)</b>	<b>(6,750.00)</b>	<b>(6,750.00)</b>	<b>(21,350.00)</b>
Annual Dues Assessment	150.00	150.00	150.00	150.00	150.00	137.50
Income = Dues x 86 Lots*	12,900.00	12,900.00	12,900.00	12,900.00	12,900.00	<b>11,825.00</b>
Balance Carry Over	\$27,813.52	23,927.36	<b>18,895.19</b>	<b>11,744.42</b>	3,611.27	12,396.92
<b>FY Estimated Forecast</b>	<b>\$33,963.52</b>	<b>30,077.36</b>	<b>25,045.19</b>	<b>17,894.42</b>	<b>9,761.27</b>	<b>2,871.92</b>

### ACTUAL EXPENSES

Description	10/20/14 thru 10/11/15	10/10/13 thru 10/20/14	11/25/12 thru 10/7/13	10/25/11 thru 11/25/12	Jan 1 thru Oct 24 2011	FY10 Actual
Landscaping / Maintenance	(\$2,411.88)	(\$4,269.30)	(\$1,983.89)	(\$2,165.94)	(\$2,823.66)	(\$4,145.00)
Ohio Edison	(\$499.28)	(\$442.31)	(\$396.17)	(\$333.16)	(\$326.28)	(\$277.98)
PO Box, Newsletters, Stamps...09 includes Reimbursement for 08 picnic	(\$458.48)	(\$532.24)	(\$544.90)	(\$323.11)	(\$260.87)	(\$906.99)
City of Stow Water Department	(\$53.60)	(\$178.05)	(\$420.18)	(\$45.00)	(\$232.39)	(\$215.93)
Annual Picnic	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting / Startup	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$19.60)
IRS, State, & Local Misc	\$0.00	\$0.00	(\$25.00)	\$0.00	\$0.00	\$0.00
Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SR-HOA Insurance	(\$1,036.00)	(\$915.00)	(\$803.00)	(\$698.00)	(\$698.00)	(\$725.00)
Entrance Signage Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$14,210.00)
Entrance Signage Lighting	\$0.00	\$0.00	(\$585.00)	\$0.00	\$0.00	\$0.00
Mail Boxes Individual paid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,081.03)
Bank and Mgt. Fees	(\$2,538.55)	(\$2,601.94)	(\$2,609.69)	(\$1,734.02)	(\$150.65)	(\$22.62)
<b>FY Total Expenses</b>	<b>-\$6,997.79</b>	<b>(\$8,938.84)</b>	<b>(\$7,367.83)</b>	<b>(\$5,299.23)</b>	<b>(\$4,491.85)</b>	<b>(\$24,604.15)</b>
<b>FY Total Deposits</b>	<b>\$12,275.00</b>	<b>\$12,825.00</b>	<b>\$12,400.00</b>	<b>\$12,450.00</b>	<b>\$12,625.00</b>	<b>\$15,818.50</b>
<b>FY Balance</b>	<b>\$33,090.73</b>	<b>\$27,813.52</b>	<b>\$23,927.36</b>	<b>\$18,895.19</b>	<b>\$11,744.42</b>	<b>\$3,611.27</b>



### 2015 Springbrook Reserve Annual Homeowners Meeting

2867 Sweet Flag Way, Stow, OH 44224

7:00pm October 29, 2015

In attendance: Homeowner Board Members - Dr. I. Richmond Nettey, Mary Anne Golba, Dan Collins. Homeowners – John Chastain, Ron & Sheila Szudejko, Dave & Kelley Cerroni, Ralph & Emily Rajadurai, Paul Masiella, Todd Turner, Harold Strakusek.

1. Call to Order – Dr. Nettey introduced the Board members, and all Homeowners in attendance proceeded to introduce themselves. Mary Anne Golba was thanked for again hosting this annual meeting. Candace Bowen and Kelly LaForge, whose Board terms have expired and are not seeking reelection, were recognized and thanked for their service to the Board and the Association. It was noted that all neighborhood streets were represented at the meeting except Button Bush Ct.
  - a. 2013 Annual Homeowners Meeting Minutes – presented by Dan Collins, reviewed and adopted as presented. Dan noted that there was no annual meeting in 2014; however, the Board and Barnett Management Company remain in regular contact. Dr. Nettey noted that SRHOA was incorporated in 2003 as a non-profit corporation and our Association's incorporation was successfully renewed, an every 10 year requirement.
2. Treasurer's Report – presented by Mary Anne Golba, reviewed and adopted as presented.
  - a. All annual dues received, with the exception of two homeowners, who will be contacted by Barnett Mgmt.
  - b. Current balance \$33,090.73. Dr. Nettey noted that the balance (reserve) is building by design, so we may upgrade the entrance landscaping. We have a quote in house, but have asked the supplier for a requote with a scaled down version. It was noted that Button Bush Ct. landscaping is part of the plans, but there are issues that lots on the north side are still for sale. Dr. Nettey to forward a copy of the landscape proposal to Kelley Cerroni.
  - c. \$150.00 annual dues have been held constant for the past five years.
  - d. Management fees are approximately \$205.00/mo.
  - e. Expenses are in line with the budget.
  - f. Mary Anne maintains and monitors the SRHOA PO Box, she keeps in contact with Realtors regarding home sales to be sure all homeowners dues are paid up at closing. Right now Springbrook Reserve is a hot real estate neighborhood. Noted that there are two open notifications from the City of Stow Storm Water Department that 2896 Rosemallow Ct. and 4649 Button Bush Ct. need inspection.

3. SRHOA Website – presented by Sheila Szudejko. New address [www.springbrook-reserve.org](http://www.springbrook-reserve.org) . The format was presented and approved.
  - a. Sheila stated that “by necessity” she started working on the website, which has not been regularly attended to for some time. She noted the site is currently hosted by Host Gator.
  - b. Started from scratch, format to keep it simple - as an informational site only.
  - c. Informational tabs include: Announcements, SRHOA By-Laws & Regulations, Architectural Review (Sheila needs a better understanding of this area), SRHOA Documents – Meeting minutes, for example, Homes for Sale – a suggestion was made that perhaps a realtor(s) may be interested in sponsoring this, Contact Us (interactive – Sheila will disseminate messages received via “Contact Us” to appropriate Board members or Management Company), Neighborhood News (interactive – homeowners can contact Sheila directly with information for this area), Forms, Newsletter, Survey.
  - d. The Survey tab is currently set up with questions on the viability and format of a Neighborhood Block Party. Sheila will monitor the survey results.
  - e. Changed from .com to .org as it is more representative of who we are – an organization versus a company. Agreed to continue hosting for one year at \$83.00.
  - f. Paul Masiella asked about the possibility of password protected site for Homeowners only for information such as financials, emails, and minutes.
  
4. Annual Elections – Dr. Nettey gave a general overview of the open positions and the role of the Board of Directors. 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 – Todd Turner elected unopposed.
  - c. Three-Year Term Board of Directors – Paul Masiella elected unopposed.
  - d. Also, President – Dr. Nettey, an appointed and continuous position, Treasurer – Mary Anne Golba, an appointed and continuous position.
  - e. Open committee memberships – Architectural Review Board Chair – an appointed and open position. Currently collectively served by the BOD.
  
5. New Business –
  - a. Violation enforcement – it was agreed that a more serious enforcement of violations must take place. It was noted, as an example, that a house has mailbox held together with bungee cords and a broken front window and neither have been corrected in several months. Citation and corrective actions need to occur in a more expeditious manner, with violating homeowners responsible for expenses incurred as part of the corrective action, per the terms of the SRHOA by-laws. Also, it was moved and unanimously approved by all in attendance that the 30 day period for parking boats, trailers, RVs, jet skis, etc. in street view be reduced effective immediately to 15 days.
  - b. Barnett Management – effective immediately a copy of all violation letters sent by Barnett Mgmt must be sent to the BOD. Initial violation letters are not certified, but subsequent enforcement letters must be sent via certified mail. It was noted that our requests for such copies have not been received. The BOD needs to hold Barnett Mgmt more accountable.
  - c. New Street Signs – reviewed request from homeowners Dan and Chris Krinsky that they would like to investigate the cost and available options for new street signs in the neighborhood. BOD agreed to their investigation.



- d. Volunteer – Kelly LaForge has offered her volunteer services as needed for any neighborhood event.

6. Subdivision Activities –

- a. Annual neighborhood garage sale presented by Dr. Nettey, from Kelly LaForge - held June 12-13, 2015 was deemed a success, despite limited participation of only seven Homeowners, who each paid \$10 to participate (signs, balloons, advertising).
- b. Neighborhood Walk – Dan Collins suggested a neighborhood “walk/run” that would end at one of the cul-de-sacs that includes association property (Rosemallow Ct or Bluestem Ln). Water/Gatorade/ Granola bars/hot dogs etc. would be available for all participants at the cul-de-sac, but be open to all homeowners. Emily Rajadurai and Dan will coordinate something for the Spring, 2016.
- c. Annual picnic / block party – Todd Turner and Emily Rajadurai offered to review the survey results and explore the feasibility of a neighborhood block party/picnic.
- d. Neighborhood Directory – Sheila Szudejko agreed to work with Mary Anne on keeping updated homeowner contact information.
- e. This is a carryover item - Newsletter – issue 2x / year. Fall issue to include “Save the Dates” and the SRHOA annual meeting minutes. Spring issue to include annual dues notification.

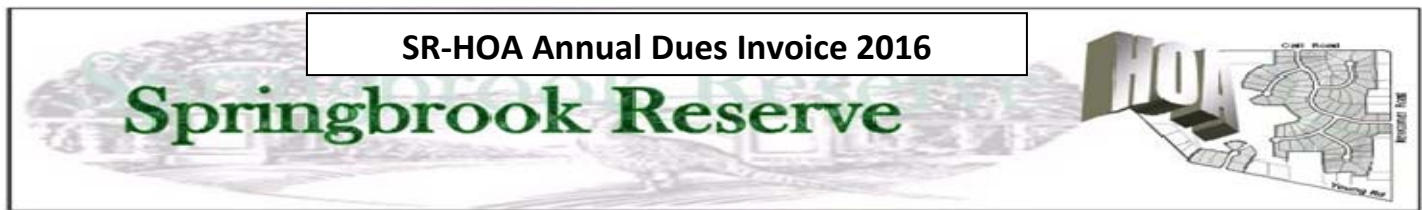
7. Open Forum – Community concerns discussion led by Dr. Nettey.

- a. 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 next newsletter. It was agreed that the HOA would contract out for trimming branches on the tree lawn trees up to seven feet off the ground.
- b. Ron Szudejko raised concern about the deteriorating paint condition on neighborhood fire hydrants. Barnett Management will contact the City of Stow for painting or their response. Todd Turner suggested a comment in the next newsletter reminding homeowners to keep hydrants clear of snow.
- c. Neighborhood entrances – All agreed that there has been much improvement in the appearance of the entrances to the neighborhood.
- d. Nighttime Inspections – a suggestion was made that Barnett Management should include some nighttime neighborhood drive throughs to look for driveway post lamps that may be inoperable (in need of a new light bulb). This is an important security concern as we do not have street lights.
- e. Ash Trees - Harold Strakusek informed the attendees that all the Ash trees on Sedge Grass Trail will be removed this Fall by the City of Stow. Property owners will participate in the cost of a new tree. One year ago the participation fee was \$100, it was noted that it will likely be \$120 this year.

8. Meeting adjourned at 8:50pm.

Submitted by Dan Collins

10/31/2015



## **SR-HOA Homeowner Annual Dues Invoice 2016**

- The SR-HOA-BOD has kept the *annual assessment* for 2016 at **\$150.00** per lot.
- The *deadline date for payment* is **Saturday, 30<sup>th</sup> April 2016**.
- How do I pay?
  1. Payment by check made payable to “SR-HOA 2016 Annual Dues S/L# **XX**” in the amount of **\$150.00**. The “**XX**” represents your sub-lot number, which is found on your address label for this newsletter.
  2. Mail your payment or your payment extension request to:  
SR-HOA  
P.O. 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 **30<sup>th</sup> April 2016!**

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*The SR-HOA Annual Dues are used to promote the health, safety, and welfare of the homeowners and residents of the Springbrook Reserve 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 the Springbrook Reserve Home Owner Association charter / covenants.*

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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 to request an extension shall result in implementation of 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 dues + \$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 dues + \$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 the payment obligation of the delinquent homeowner. These costs include, but are not limited to, Summit County recording fees, certified letters, late payment penalty, and legal fees that are required to process the property lien.

## Springbrook Reserve Homeowners Association Website

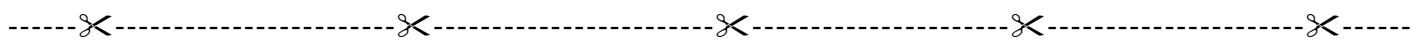
What can it do for you?

Please visit our newly renovated SRHOA website at [springbrook-reserve.org](http://springbrook-reserve.org)  
This interactive website will enable you to:

-  become informed of neighborhood activities.
-  register your opinion on neighborhood issues and provide your input with our online surveys.
-  alert your neighbors to your family's available services - babysitting, lawn mowing, pet sitting, etc.
-  share family news and photos
-  advertise the sale of your home
-  access important SRHOA documents, forms, and information

We expect the SRHOA website to become 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 Sheila at [webmaster@springbrook-reserve.org](mailto:webmaster@springbrook-reserve.org)



### Request for Information

Dear Neighbors,  
We are compiling a directory of residents in the Springbrook Reserve community. This information will only be available to local residents. Please return this portion with your annual SRHOA dues payment to SRHOA, P. O. Box 1816, Stow, OH 44224. Thank you!

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

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

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

Mobile phone number: \_\_\_\_\_

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