

Springbrook Reserve



Spring 2017 Newsletter

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Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

It is certainly a privilege to write to you and your household in the early days of spring 2017, with greetings from the Springbrook Reserve Homeowners Association's Board of Directors (SRHOA-BOD) at the close of the 2017 spring break season. Hopefully, the 2017 spring break provided some respite for you and your household in seeing off the mild winter season, while welcoming the spring season; which has thus far been seasonably wet yet mild and temperate.

As you may know from previous correspondence, the SRHOA-BOD has retained the legal services of Kayman and Cusimano (K&C), one of the largest law firms in Ohio that specializes in the representation of condominium and homeowner associations. At K&C's recommendation, the SRHOA BOD contracted for the completion of a

Reserve Fund Study in compliance with Ohio law. You will be pleased to know that Maintenance Key concluded that SRHOA's reserve balance was spot on.

In addition to the SRHOA's reserve balance being the right amount for all projected capital improvements, the SRHOA BOD updated its insurance coverage with State Farm Insurance, as also recommended by K&C. The SRHOA BOD concluded contractual services with Barnett Management for property management of Springbrook Reserve. Please use the SRHOA website (<http://springbrook-reserve.org>) to report concerns or violations for follow-up by the SRHOA BOD and legal counsel.

The 2017 Springbrook Reserve Block Party and Picnic is slated for Saturday, 19th August, at 2:00 p.m. through 10:00 p.m.

Compliments to SRHOA BOD member Todd Turner for leading the planning effort for the Block Party with Chastity M., Emily R. and Kelly L. The SRHOA BOD extends much gratitude to Sheila S. for her wonderful work in redesigning and maintaining the SRHOA website. The SRHOA BOD wishes Sheila and Ron well as they leave for New México.

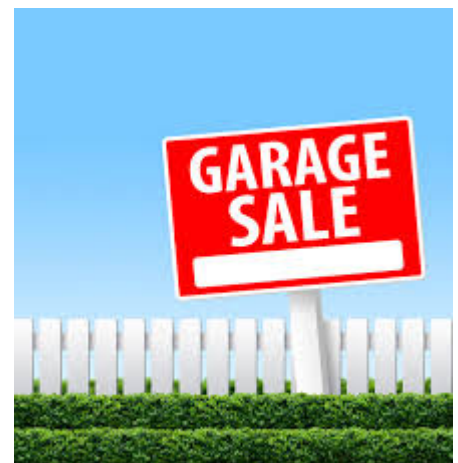
Please complete and mail-in your annual dues of \$150 by 30th April 2017. Fill and return the enclosed form for the SRHOA directory. Call Eric Drouhard at 330.389.1661 to install any loose or fallen shingles. Best wishes of spring and summer to you and to your household with

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

Save the date- Garage Sale

Springbrook Reserve's Sixth Annual Subdivision Garage Sale will be held at **9 a.m. – 3 p.m. on Friday and Saturday, 2nd – 3rd June 2017.** All homeowners may contact Kelly LaForge at either edkel2856@hotmail.com or by 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 for 2016

SRHOA 2016 Annual Treasurer's Report

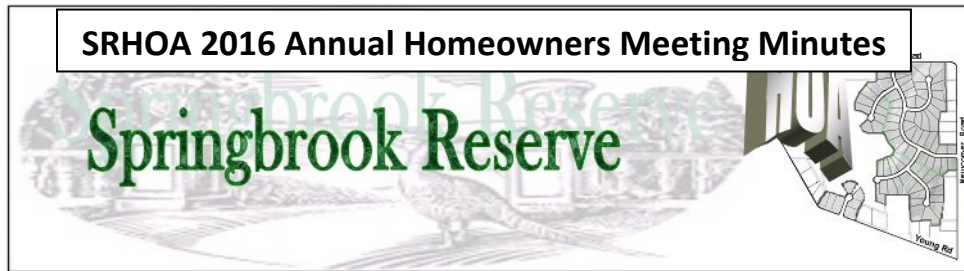
Springbrook Reserve



Description	FY17Budget	FY16Budget	FY15 Budget	FY14 Budget	FY13 Budget	FY12 Budget
Landscaping / Maintenance	(3800.00)	(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	(800.00)	(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	(1000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(100.00)	0.00	0.00	0.00	0.00	0.00
IRS, State, & Local Misc	0.00	(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	(1250.00)	(850.00)	(850.00)	(850.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	0.00	0.00	0.00	0.00	0.00
Bank. Lawyer and Mgt Fees	(4000.00)	(\$2,500.00)				
FY Budgeted Expenses	(12,300.00)	(9,250.00)	(6,750.00)	(6,750.00)	(6,750.00)	(6,750.00)
Annual Dues Assessment	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
Balance Carry Over	\$32,940.73	\$27,663.52	\$23,927.36	18,895.19	11,744.42	3,611.27
FY Estimated Forecast	\$33,540.73	\$31,313.52	\$30,077.36	25,045.19	17,894.42	9,761.27

ACTUAL EXPENSES

Description	10/11/15 to 10/25/16	10/20/14 to 10/11/15	10/10/13 to 10/20/14	11/25/12 to 10/7/13	10/25/11 to 11/25/12	Jan 1 to Oct 24 2011
Landscaping / Maintenance	(\$3,216.84)	(\$2,411.88)	(\$4,269.30)	(\$1,983.89)	(\$2,165.94)	(\$2,823.66)
Ohio Edison	(\$496.25)	(\$499.28)	(\$442.31)	(\$396.17)	(\$333.16)	(\$326.28)
PO Box, Newsletters, Stamps, Meetings	(\$752.69)	(\$458.48)	(\$532.24)	(\$544.90)	(\$323.11)	(\$260.87)
City of Stow Water Department	(\$61.29)	(\$53.60)	(\$178.05)	(\$420.18)	(\$45.00)	(\$232.39)
Annual Picnic	(\$196.26)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting / Startup	(\$30.03)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
IRS, State, & Local Misc	\$0.00	\$0.00	\$0.00	(\$25.00)	\$0.00	\$0.00
Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SR-HOA Insurance	(\$1,236.00)	(\$1,036.00)	(\$915.00)	(\$803.00)	(\$698.00)	(\$698.00)
Entrance Signage Improvements	(\$117.20)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Entrance Signage Lighting	(\$478.32)	\$0.00	\$0.00	(\$585.00)	\$0.00	\$0.00
Mail Boxes Individual paid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank. Lawyer and Mgt Fees	(\$7,167.43)	(\$2,538.55)	(\$2,601.94)	(\$2,609.69)	(\$1,734.02)	(\$150.65)
FY Total Expenses	(\$13,752.31)	(\$6,997.79)	(\$8,938.84)	(\$7,367.83)	(\$5,299.23)	(\$4,491.85)
FY Total Deposits	\$13,400.00	\$12,275.00	\$12,675.00	\$12,400.00	\$12,450.00	\$12,625.00
FY Balance	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36	\$18,895.19	\$11,744.42



2016 Springbrook Reserve Annual Homeowners Meeting

2867 Sweet Flag Way, Stow, OH 44224

7:00pm October 26, 2016

In attendance: Homeowner Board Members - Dr. I. Richmond Nettey, Dan Collins, Mary Anne Golba, Paul Masiella, Todd Turner. Homeowners – David & Kelley Cerroni, John Chastain, Chastity McLeod, Harold Strakusek, Ron & Sheila Szudejko, and Sara Wilson.

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.
 - a. 2015 Annual Homeowners Meeting Minutes – presented by Dan Collins, reviewed and adopted as presented.

2. Treasurer's Report – presented by Mary Anne Golba, reviewed and adopted as presented.
 - a. All annual dues received.
 - b. Balance as of 10/25/2016 = \$32,588.42
 - c. \$150.00 annual dues have been held constant for the past 6 years.
 - d. Noted that Bank, Management and Lawyer fees resulted from the transition away from Barnett Management, the retaining of legal counsel Kaman & Cusimano (K&C) and the commission of a reserve study for capital improvements by Maintenance Key.
 - e. Expenses are in line with the budget.

3. SRHOA Website – presented by Sheila Szudejko. New address www.springbrook-reserve.org.
 - a. An informational site, Sheila forwards emails and inquires to the Board of Directors.
 - b. One year hosting paid in advance for cost savings.
 - c. The Survey tab is currently set up with questions on the viability and format of a Neighborhood Block Party. Sheila reported only 13 hits.
 - d. Home Owners Directory compiled and sent to Dr. Nettey, approximately 50-60 respondents, however, we need more updates on email addresses for electronic communication to homeowners.
 - e. Kelley Cerroni volunteered for mail box distribution of communication materials.

4. New Business –

- a. SRHOA Reserve Fund – presented by Dan Collins, a study was recommended by K&C and conducted by Maintenance Key. Under Ohio law, Homeowner and Condominium Associations must maintain a reserve for capital improvements. Specific items covered by the reserve for the SRHOA would be all entrance signs (Call Rd., Newcomer Rd., Young Rd.), the walkway between Bluestem and Button Bush, catch basins, reserve study updates and other discretionary needs as deemed by the Board. It was noted that the planned life of the entrance signs is approximately 25 years, thus any needed upkeep will not occur for about 15 more years. The study found our reserve balance to be in a good spot – not underfunded, not overfunded, currently in a “primo spot”. No special assessments are required at this time, nor any need to raise annual dues. The study, however, recommended that we keep a separate interest-bearing bank account for the reserves, and to transfer any excess from our general fund to the reserve fund on an annual basis.
- b. Association Insurance – Dr. Nettey noted that the association has had insurance in place through State Farm for the past seven years. Our level of coverage was updated this year at the recommendation of legal counsel.
- c. Barnett Management – presented by Todd Turner. Discussion about termination of Barnett Mgmt service and the retention of Kaman & Cusimano as legal counsel on a pay per service basis with a \$600 annual retention fee.
 - i. Protocol for notification of association By-Law violations: Board of Directors, followed by K&C, and then legal sanctions.
 - ii. Notice of violations should be sent through the website. BOD will confirm receipt of notice.
- d. By-Laws Amendments – as presented by Dr. Nettey. First amendments to our association by-laws since inception of the SRHOA. Amendments need 75% approval or 25% rejection, and voting remains open on each amendment until one or the other is reached. Summary of amendments:
 - i. **A. Residency of sex offenders**
 - ii. **B. Electronic Communications with Homeowners**
 - iii. **C. Indemnification of BOD and committee members acting in good faith**
 - iv. **D. Storage of Garbage Cans**
 - v. **E. Storage of Boats, etc.**
 - vi. **F. Deviation from Original House Color**Ballots were circulated to all in attendance and collected. Ballots will be mailed with a stamped return envelope asking for ballots to be returned by 11/30/2016. It was also noted that we will send a directory survey request along with the By-Laws amendment ballot.

5. Annual Elections

- a. One year term BOD position – Dan Collins elected unopposed for a seventh one year term. Dan also serves as the Secretary for the BOD.
- b. Executive Position – SRHOA Secretary – no nominations, position will remain unfilled.
 - i. It was noted that there are three Executive Positions for the Association: President (Dr. Nettey), Treasurer (Mary Anne Golba), Secretary (open), and three BOD positions – 3 year term (Paul Masiella), 2 year term (Todd Turner), 1 year term (Dan Collins).
- c. Committee Membership - Architectural Review Board Chair Position – Harold Strakusek nominated and elected. Harold noted that he has a general construction license (WA State).
WELCOME HAROLD!

6. Miscellany / Open Forum

- a. Annual picnic / block party – Todd Turner to chair. Volunteers on the committee include Kelly Lawson, Chastity McLeod, Ron & Sheila Szudejko. Tentative date – Saturday August 19, 2017.
- b. Sidewalk concerns – presented by Sara Wilson. It was noted that sidewalk upkeep is the responsibility of the homeowner. Ron Szudejko noted that several years ago the city of Stow marked pavement that was in need of repair – does this apply to sidewalks, if so when?
- c. Tree pruning – annually contracted for clearance on sidewalks for walkers.
- d. Sedge Grass trees – David Cerroni noted that all Ash trees were removed earlier this year, and an update on the replacement issue is needed. Dr. Nettey noted it is not the SHROA responsibility to replace trees; it is between the Homeowner and the city of Stow. Harold noted that his research has found that the homeowner's fee was \$125 (last time checked). Contact the city arborist to get on the list which starts in October every year, the city will plant the arborist approved tree, provide water bags, with a limit one tree/year. Dan Collins to contact city arborist for a statement of the policy. Including a question regarding multiple trees on one property. For example, does a homeowner need to wait four years to have four trees planted?
- e. Fire Hydrants – Ron Szudejko noted that all fire hydrants have been painted – thank you!
- f. Speeding – Todd Turner suggested a reminder in the next newsletter to all residents to watch their speed in the neighborhood; 25 mph is the posted limit.

7. Meeting adjourned - at 8:45pm.

Submitted by Dan Collins
10/30/2016



SR-HOA Homeowner Annual Dues Invoice 2017

- The SR-HOA-BOD has kept the *annual assessment* for 2016 at **\$150.00** per lot.
- The *deadline date for payment* is **30th April 2017**.
- 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 **30th April 2017!**

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.

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
This interactive website will enable you to:

- ✚ become informed of neighborhood activities.
- ✚ register your opinion on neighborhood issues and provide input during online surveys.
- ✚ alert your neighbors to your family's 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 Paul at webmaster@springbrook-reserve.org

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Request for Information

Dear Neighbors,

The SRHOA BOD is compiling and maintaining the directory of residents in Springbrook Reserve. The SRHOA directory is prepared only for SRHOA residents. Please complete and return the form below with your annual SRHOA dues payment to SRHOA, P. O. Box 1816, Stow, OH 44224.

Thank you, Dr. I. Richmond Nettey, President, SRHOA.

Name: _____

Street Address: _____

Home phone number: _____

Mobile phone number: _____

Email address: _____