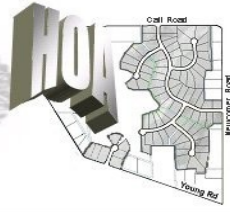


Springbrook Reserve



Spring 2018 Newsletter

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Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

The preparation to “spring ahead by an hour” to mark the transition to daylight savings time for spring and summer 2018, offers the cherished privilege to bring very warm greetings to you and to your household from the Springbrook Reserve Homeowners Association Board of Directors (SRHOA BOD). The seasonal transition in time educes the privileged duty to pay due respects and extend very fond appreciation to Sandra E., Sheila S., and Jen T., for all of the invaluable services they rendered to all of the residents through dedicated work and sundry services in different capacities while they resided in SR or served on the SRHOA BOD.

It is an equal privilege to extend a hearty welcome to several new homeowners in the persons of John and Angela A., Joseph and Michele H., Justin and Melissa M., and David and Stephanie P. of Bluestem Lane; Katrina P. of Buttonbush Court; Michael B., Michael and Kelly F., and Michael and Jennifer L. of Sedge Grass Trail; as well as David and Marie B. of Shining Willow Boulevard.

Each of the new homeowners will find a wonderful home in the master planned community of The ‘Reserve. The departure of Sheila and Ron S. for retirement in New Mexico, has created an opportunity for another homeowner to step up and manage the SRHOA website.

Through the laudable efforts of the SRHOA BOD, the annual homeowner dues is unchanged at \$150 per year for each homeowner. Please complete the dues payment form on page 6 and mail it in with your annual dues by Monday, 30th April 2018. The 2018 Annual Garage Sale is slated for 0900-1500 on Friday and Saturday, 18th – 19th May. Please contact Kelly L. at either edkel2856@hotmail.com or 216.337.9752 to participate. Even more importantly, kindly advise if you can either help or take over the limited tasks involved in organizing and holding the SR Annual Garage Sale. Please mark your calendars to participate in the 2018 SR Annual Picnic on Saturday, 18th August.

The transition to spring and summer provides the wonderful opportunity to emerge from the cold winter months and engage in yardwork and general upkeep of homes. Please spare no effort to improve the appearance of your home by installing fallen or loose window shutters, improving lawn and landscape care, ensuring effective pet clean-up, repairing nonfunctioning light posts, and attending to faded paint, as well as mailboxes in sad shape. As needed, you may contact Eric Drouhard at 330.389.1661 to install your fallen or loose window shutters and A Sign Above at 330.425.7832 to replace your dilapidated mailbox. SRHOA BOD member Attorney Harold Strakusek is also available to assist with advice on the effective upkeep of your property. Very best wishes of summer and spring with lots of.

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

Save the date – Garage Sale

The SRHOA's Seventh Annual Subdivision Garage Sale will be held at **9 a.m. – 3 p.m. on Friday and Saturday, 18th and 19th May 2018.** All homeowners may contact Kelly LaForge at edkel2856@hotmail.com. You may also reach Kelly by phone call or text message at 216.337.9752.



Treasurer's Report for 2017

SRHOA 2017 Annual Treasurer's Report

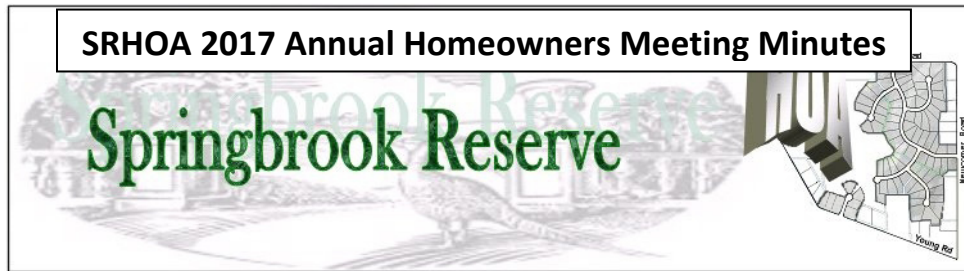
Springbrook Reserve



Description	FY18Budget	FY17Budget	FY16 Budget	FY15 Budget	FY14 Budget	FY13 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)	(800.00)	(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	(3,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(100.00)	(100.00)	0.00	0.00	0.00	0.00
IRS, State, & Local Misc.	0.00	0.00	(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	(1,250.00)	(1,250.00)	(850.00)	(850.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	(600.00)	0.00	0.00	0.00	0.00
Bank. Lawyer and Mgt. Fees	(1,500.00)	(\$4,000.00)	(\$2,500.00)			
FY Budgeted Expenses	-11,800	(12,300.00)	(9,250.00)	(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	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36	18,895.19	11,744.42
FY Estimated Forecast	\$33,688.42	\$33,540.73	\$31,313.52	\$30,077.36	25,045.19	17,894.42

ACTUAL EXPENSES

Description	10/25/16 to 10/30/17	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 10/07/13	10/25/11 to 11/25/12
Landscaping / Maintenance	(\$3,090.41)	(\$3,216.84)	(\$2,411.88)	(\$4,269.30)	(\$1,983.89)	(\$2,165.94)
Ohio Edison	(\$618.12)	(\$496.25)	(\$499.28)	(\$442.31)	(\$396.17)	(\$333.16)
PO Box, Newsletters, Stamps, Meetings	(\$958.18)	(\$752.69)	(\$458.48)	(\$532.24)	(\$544.90)	(\$323.11)
City of Stow Water Department	(\$337.64)	(\$61.29)	(\$53.60)	(\$178.05)	(\$420.18)	(\$45.00)
Annual Picnic	(\$2,206.72)	(\$196.26)	\$0.00	\$0.00	\$0.00	\$0.00
Website Hosting / Startup	(\$220.55)	\$30.03	\$0.00	\$0.00	\$0.00	\$0.00
IRS, State, & Local Misc.	\$0.00	\$0.00	\$0.00	\$0.00	(\$25.00)	\$0.00
Lot 80 SR Signage Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SR-HOA Insurance	(\$1,231.00)	(\$1,236.00)	(\$1,036.00)	(\$915.00)	(\$803.00)	(\$698.00)
Entrance Signage Improvements	0.00	(\$117.20)	\$0.00	\$0.00	\$0.00	\$0.00
Entrance Signage Lighting	0.00	(\$478.32)	\$0.00	\$0.00	(585.00)	\$0.00
Mail Boxes Individual paid	0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Bank. Lawyer and Mgt. Fees	(\$742.50)	(\$7,167.43)	(\$2,538.55)	(\$2,601.94)	(\$2,609.69)	(\$1,734.02)
FY Total Expenses	(\$9,405.12)	(\$13,752.31)	(\$6,997.79)	(\$8,938.84)	(\$7,367.83)	(\$5,299.23)
FY Total Deposits	\$11,250.00	\$13,400.00	\$12,275.00	\$12,675.00	\$12,400.00	\$12,450.00
FY Balance	\$34,433.30	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36	\$18,895.19



2017 Springbrook Reserve Annual Homeowners Meeting
2867 Sweet Flag Way, Stow, OH 44224
7:00pm November 17, 2017
www.springbrook-reserve.org

In attendance: Homeowner Board Members: Dr. I Richmond Nettey, Paul Masiella, Todd Turner, Dan Collins.
Homeowners: David & Kelley Cerroni, John Chastain, Harold Strakusek.

1. Sign In, Call to Order, Introductions and Proxy Registration – Dr. Nettey, SRHOA President, called the annual meeting to order and all in attendance were introduced. No proxy registrations were noted. John Chastain was thanked for hosting the annual meeting.
2. 2016 Meeting Minutes – Dan Collins, SRHOA BOD Secretary, presented the minutes from last year's annual meeting. They were approved and adopted as presented.
3. Treasurer's Report – John Chastain, Homeowner, presented the Treasurer's report in Mary Anne Golba's absence. There were no unusual entries in the report, expenses and revenues are in line with the budget. The association reserve for capital improvements is in good shape. No need for special assessments, and annual dues can be held at the current levels. The report was approved and adopted as presented.
4. Website and Association Directory – Midyear Sheila Szudejko relinquished duties of the website management on an interim basis to BOD member Paul Masiella. The SRHOA is seeking a homeowner volunteer who would be willing to monitor and manage our website. Key reasons people use our website:
 - a. Special event updates
 - b. Prospective buyers seeking homes for sale, researching neighborhood amenities, and reviewing association by-laws.
 - c. Homeowners submit requests for review and approval by the Board and Architectural Review Committee for home improvement/additions/projects.

Seeking a volunteer to maintain and manage the updates on our Homeowners Directory. It was suggested that we use the annual block party as a venue for volunteer recruitment and directory updates (via sign-in at the block party).

5. New Business –
By-Law Amendments A, B, C, D, E, F – Dr. Nettey presented the results of the SRHOA voting for the five amendments to the association by-laws. Passage requires 75% affirmative votes, failure occurs at 25% negative votes. One vote per lot. Amendment A (Residency of sex offenders) – PASSED. Amendment B (Electronic communication with homeowners) – PASSED. Amendment C (Indemnification of BOD and committee members acting in good faith) – PASSED. Amendment D

(Storage of garbage cans) – PENDING. Amendment E (Storage of boats, RVs, etc.) – PENDING. Amendment F (Deviation from original house color) – FAILED. Court Street Development has been mailed four ballots for their four undeveloped lots. The association’s retained law firm will incorporate Amendments A, B and C into our by-laws. A future vote on Amendment F will be considered, with clarification of the BOD’s intent for introducing the amendment.

6. Annual Elections –

- a. One Year Term Director’s Position – Harold Strakusek, elected unopposed. Harold will also Chair the Architectural Review Committee.
- b. Two Year Term Director’s Position – Dan Collins, elected unopposed. Dan has previously served the Board in the one-year director’s position. Todd Turner, did not seek reelection. The Board thanked Todd for his service. Todd will retain his Chair position of the Annual Picnic Committee.
- c. Board Positions – it was noted that the Board Positions of President, Vice President (Vacant), Treasurer, are appointed positions by the BOD.

7. Miscellaneous Business –

- a. Association Picnic – this past summer’s picnic was deemed to be a success by all measures. Thank you was extended to all committee volunteers. The 2018 event is planned for Saturday August 18, 2018, which is the weekend before school starts. It was suggested that the venue move each year from cul-de-sac to cul-de-sac – i.e. Rosemallow, Sedge Grass and Bluestem.
- b. Community concerns –
 - i. Kelley Cerroni asked about the spooled up cable at the front entrance off Call Road which has been there for a year. It is believed to be left by AT&T when they initiated their now defunct U-Verse project. Harold Strakusek will contact AT&T and/or the city of Stow for disposition.
 - ii. The tree house on a Buttonbush lot was presented as an association eyesore, and was questioned as to its approval by the Architectural Review Committee. It was not submitted or approved, but it was also noted that this structure is currently not covered in our by-laws because our by-laws have not been properly incorporated. With the filing of our new amendments (A, B, and C as noted above) our by-laws will be properly incorporated. Dr. Nettey will approach our law firm for follow-up.
 - iii. Todd Turner asked that we include ProCut ProPlow in our 2018 bids for the association’s landscape contract. It was noted that the service deteriorated with the change in ownership of our previous lawn company. Dr. Nettey will ask for a Fall Clean-up to be included in the bid package.
 - iv. Kelley Cerroni will again place Holiday Wreaths at the entrances of the neighborhood. The BOD thanked Kelley for her time and attention to this wonderful holiday addition, and also gave her approval to fund replacement wreaths as needed.
 - v. It was noted that cars park illegally and dangerously on both sides of the street, especially on Shining Willow, including parking illegally in excess of the 24 hour law. A reminder for all homeowners to watch your speed. It was noted that if violations are seen, please call the Stow police.

8. Meeting Adjourned at 8:35pm

Submitted by Dan Collins
11/21/2017



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 **Monday, 30th April 2018**.
- 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 2018!**

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

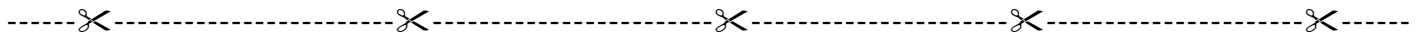
Please contact Dr. I. Richmond Nettey at 330.524.9693 or inettey@hotmail.com if you wish to manage the renovated SRHOA website at springbrook-reserve.org.

The interactive SRHOA website will enable homeowners 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



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: _____