

Spring 2020 Newsletter

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Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

It is not an understatement to open this letter by stating that it is quite a privilege to extend hearty greetings of the nascent spring season to you and to your household. With the cessation of in-person education at nearly all levels, from kindergarten to university in Ohio, much of the nation and the world, as well as the mandatory requirements for people to work from home throughout the world, there is really no denying that these are challenging times; indeed unprecedented times.

Thank you for your laudable efforts in managing change in order to ensure collective success in stemming the destructive impact of the global challenge. There is no doubt that the collective efforts of Springbrook residents in social distancing and other preventative measures, will contribute towards success in overcoming Covid 19. Much gratitude goes to frontline service workers who also call Springbrook Reserve home. Thanks also to Harold Strakusek and Paul Masiella for their help with sundry maintenance items.

With the gracious assistance of area realtors Teresa Fiorentino of Howard Hanna and Krista Combs of Cutler Real Estate, it is also a privilege to welcome new families and residents to Springbrook Reserve in the persons of Corry and Brenda as well as Mark and Rheanna of Shining Willow Bld.; Ian and Kelsey as well as Jason and Heather of Sweet Flag Way; and Kyle and Samantha of Bluestem Lane. Please spare no effort to extend a hearty welcome to each new neighbor and homeowner.

In response to the inordinate and disturbing, but sustained, propensity to discard litter and rubbish in the form of empty beer bottles and cans, single-use plastics, and sundry items of waste along Newcomer Road and the Shining Willow Blvd. entrance into Springbrook Reserve, several homeowners rallied to the call for volunteers to clean up litter on 13th April 2019. Much thanks to everyone who participated and to Dave Cerroni for the initial call. Thanks also to Mr. and Mrs. Collins for the cleanups inside Springbrook.

The advent of spring provides a wonderful opportunity to take very good care of your home's exterior by installing fallen shutters, replacing dilapidated mailboxes and improving lawn and landscape care, ensuring effective pet clean-up, and repairing nonfunctioning light posts.

After three years of extraordinary and laudable service, the team of Todd Turner, Chastity M., Emily R., and Kelly L., have decided to hand over organizing the Springbrook Reserve Annual Picnic to another team of homeowner volunteers. There will be no picnic this year. Please call or write to volunteer with helping to organize the Annual Picnic so you can work with Todd, who has offered to assist with the transition to a new team. Thanks in advance for your help and support.

Do please spare no effort to stay safe and well. Very best wishes of a pleasant spring and a warm summer.

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

SRHOA Annual Garage Sale

The SRHOA's Ninth Annual Garage Sale is slated on 22nd-23rd May 2020. It is organized and managed by Mr. Bryan Jordan and his family. Interested homeowners may contact Bryan at bryanhjordan@gmail.com or 412.956.4800 to assist and participate in the 2020 garage sale.

Homeowners who wish to participate in the 2020 SRHOA Annual Garage Sale should please visit the SRHOA website at: <http://springbrook-reserve.org> for more information and to complete the participation form.



Treasurer's Report for 2019

SRHOA 2019 Annual Treasurer's Report

Springbrook Reserve

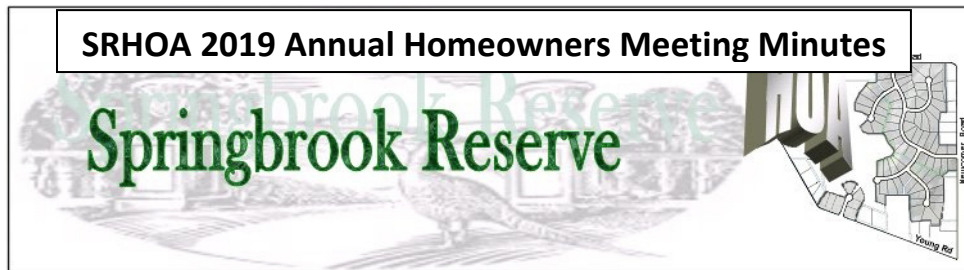


BUDGETED EXPENSES FY2014 – FY2019

Description	FY19Budget	FY18Budget	FY17Budget	FY16Budget	FY15 Budget	FY14 Budget
Landscaping / Maintenance	(5550.00)	(3800.00)	(3800.00)	(3,800.00)	(3,800.00)	(3,800.00)
Ohio Edison	(510.00)	(450.00)	(450.00)	(450.00)	(450.00)	(450.00)
PO Box, Newsletters, Stamps	(1100.00)	(800.00)	(800.00)	(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	(3000.00)	(3000.00)	(1000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(170.00)	(100.00)	(100.00)	0.00	0.00	0.00
IRS, State, & Local Misc.	0.00	0.00	0.00	(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	(1310.00)	(1250.00)	(1250.00)	(850.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	(600.00)	(600.00)	0.00	0.00	0.00
Bank. Lawyer and Mgt. Fees	(2400.00)	(1500.00)	(4000.00)	(\$2,500.00)		
FY Budgeted Expenses	(14,940.00)	(11,800.00)	(12,300.00)	(9,250.00)	(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	\$35,708.30	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36	18,895.19
FY Estimated Forecast	\$33,668.30	\$33,688.42	\$33,540.73	\$31,313.52	\$30,077.36	25,045.19

ACTUAL EXPENSES (10TH OCTOBER 2013 – 22ND SEPTEMBER 2019)

Description	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	10/10/13 to 10/20/14
Landscaping / Maintenance	(4,854.62)	(5,525.84)	(3,090.41)	(\$3,216.84)	(\$2,411.88)	(\$4,269.30)
Ohio Edison	(581.47)	(507.65)	(618.12)	(\$496.25)	(\$499.28)	(\$442.31)
PO Box, Newsletters, Stamps, Mtgs.	(605.56)	(1,077.09)	(958.18)	(\$752.69)	(\$458.48)	(\$532.24)
City of Stow Water Department	(5.92)	0.00	(337.64)	(\$61.29)	(\$53.60)	(\$178.05)
Annual Picnic	(3,569.61)	(2,235.82)	(2,206.72)	(\$196.26)	\$0.00	\$0.00
Website Hosting / Startup	(138.38)	(167.40)	(220.55)	(\$30.03)	\$0.00	\$0.00
IRS, State, & Local Misc.	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
SR-HOA Insurance	(1,308.00)	(1,305.00)	(1,231.00)	(\$1,236.00)	(\$1,036.00)	(\$915.00)
Entrance Signage Improvements	0.00	0.00	0.00	(\$117.20)	\$0.00	\$0.00
Entrance Signage Lighting	0.00	0.00	0.00	(\$478.32)	\$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	(2,532.50)	(2,369.50)	(742.50)	(\$7,167.43)	(\$2,538.55)	(\$2,601.94)
FY Total Expenses	(13,596.06)	(13,188.30)	(9,405.12)	(\$13,752.31)	(\$6,997.79)	(\$8,938.84)
FY Total Deposits	12,750.00	12,750.00	12,525.00	\$13,400.00	\$12,275.00	\$12,675.00
FY Balance	34,272.94	35,270.00	\$35,708.30	\$32,588.42	\$32,940.73	\$27,663.52



**2019 Springbrook Reserve Homeowners Association Annual Meeting
Board and Commissioners Room, Stow City Hall**

7:00 p.m. Thursday, November 14, 2019

www.springbrook-reserve.org

In attendance: SR-HOA Board Members Dr. I Richmond Nettey, Mary Anne Golba, Shari Austin, Dan Collins, Kristie Masiella, and Todd Turner. Springbrook Reserve Homeowners Kelley Cerroni, Sharon Collins, Emily & Ralph Rajadurai, and 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. All attendees were thanked for attending the meeting.
2. 2018 Meeting Minutes- Dan Collins, SR-HOA 2018 Secretary, presented the minutes from last year's annual meeting. They were approved and adopted as presented. The 2018 annual meeting minutes are posted on the Springbrook Reserve website.
3. Treasurer's Report- presented by Mary Anne Golba and Emily Rajadurai
 - a. Revenues were in line with the budget.
 - b. All annual SR-HOA dues have been paid except one homeowner 2949 Rose Mallow Ct. The home is currently unoccupied.
 - c. The Board of Directors (BOD) voted to keep the SR-HOA annual dues @ \$150 per subplot for 2020 since cash reserves are good.
 - d. Emily Rajadurai was welcomed as the new SR treasurer. Treasurer responsibilities were transferred to Emily from Mary Anne Golba. Mary Anne was thanked for her decade long voluntary service as SR Treasurer and she was presented with a card and gift.
 - e. Mary Anne presented three bills that still need to be paid from O'Bryan Landscaping, the annual block party expenses, and Ohio Edison.
 - f. Emily stated that Huntington Bank needs a physical address for the SR-HOA 501C3 non-profit designation. P.O. Boxes are not accepted for the address. Emily scanned the SR Federal ID number to the Huntington Bank manager. She is waiting to hear back from him if this is acceptable for our type of business account and status with the IRS.
4. Architectural Review Board (ARB) Report- presented by Shari Austin
 - a. Bollard replacement connecting Bluestem Ln and Buttonbush Ct- Shari met with Jim McCleary, Stow City Engineer @ Stow City Hall. He stated that SR is responsible for the replacement and upkeep of the bollards. After voting on a motion for action, the SR-BOD affirmed its recommendation for replacement of the broken wooden bollards, which physically prohibit vehicle access to the walking path connecting Bluestem Ln and Buttonbush Ct. Harold Strakusek will work with Dr. Nettey to replace the bollards.
 - b. Five letters of home improvement/modification approvals were sent from the SR-ARB
 - i. Aaron A. & Lauren S., Shining Willow Blvd (Sublot 15)- concrete driveway repair of four slabs and an extension of concrete driveway to the back of their property
 - ii. Sean & Kara B., Sweet Flag Way (Sublot 52)- installation of a white, vinyl privacy fence encompassing the back of their property

- iii. Heather & Jason C., Sweet Flag Way (Sublot 53)- shed construction in the back of their property
 - iv. Dave & Sue H. Shining Willow Blvd (Sublot 44)- replacement of 21 windows and remodeling the current three season room in the back of their property
 - v. Raza & Rukhsana H. Shining Willow Blvd (Sublot 2)- shed construction in the back of their property
- 5. SR Website Management- presented by Dr. Nettey (Bryan Jordan, SR website manager, could not attend the annual meeting)
 - a. From 1/1/2019 until present day, 84 different individuals visited the website, there were 104 total visits to the website, and 329 total page views.
 - b. The most SR website visits were seen during the week of August 25, 2019.
- 6. Old Business
 - a. Transfer of SR Wetlands to the City of Stow- presented by Dr. Nettey & Harold Strakusek
 - i. Dr. Nettey & Harold met with the Stow Law Director and the Stow Mayor, John Pribonic, on Thursday, 9/26/19 @ 3:30pm regarding transferring the SR wetlands to the city of Stow. They both declined the offer for the City of Stow to accept ownership of the SR wetlands. SR wetlands are federally protected land, which cannot be altered. SR currently pays insurance for the property. Mayor Pribonic stated that they will keep the offer in mind. Dr. Nettey will keep us posted.
- 7. New Business
 - a. Leasing/Renting homes in SR- presented by Dr. Nettey
 - i. An executive decision needs made on this topic. Dr. Nettey will get the current SR law firm to draft an amendment regarding owner occupied SR residences. He will have the law firm bundle it with the other two previously non-passing amendments to the by-laws, which residents could have misunderstood due to the wording.
 - b. Mold on the SR Call Rd entrance vinyl fence will be cleaned off by Harold Strakusek.
 - c. SR sprinkler system winterization will be taken care of by Paul Masiella
- 8. Annual Elections
 - a. BOD One Year Term: Kristie Masiella was elected unopposed
 - b. BOD Two Year Term: Dan Collins was elected unopposed
 - c. ARB Chair: remains open; Shari Austin will continue to perform ARB duties with help from the board as needed until someone volunteers for this position
 - d. BOD Vice President: remains open
- 9. Miscellaneous Business-
 - a. 2019 Annual Picnic/Block Party Update-presented by Todd Turner
 - i. The 2019 picnic was very successful with many homeowners attending and enjoying the event. A thank you was extended to all 2019 picnic committee volunteers.
 - ii. The 2020 SR picnic is tentatively scheduled for 8/15/2020, which is the Saturday before the Stow-Munroe Falls City Schools resume.
 - iii. Todd is looking for new homeowner volunteers to assist with the 2020 picnic.
 - b. 2019 Annual SR Garage Sale-presented by Dr. Nettey
 - i. Six houses participated in this cost neutral event. Mr. & Mrs. Jordan chaired the event. The low participation rate was noted to maybe be caused from the many online selling sites that are active locally.
 - c. Dr. Kelley Cerroni will again place holiday wreaths at the entrances of the neighborhood. She was thanked for her dedication and time in continuing this holiday tradition. The SR-BOD approved the funding to upkeep the wreaths and bows so they look nice upon entering our housing development.

Meeting was adjourned @ 8:05pm

SR-HOA Annual Dues Invoice 2020

Springbrook Reserve



SR-HOA Homeowner Annual Dues Invoice 2020

- The SR-HOA-BOD has kept the **annual assessment** for 2020 at **\$150.00** per lot.
- The **expected payment date** is Thursday, **30th April 2020**.
- How do I pay?
 1. Payment by check payable to “SR-HOA 2020 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 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 **April 30, 2020!**

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 or at 412.956.4800 or Dr. I. Richmond Nettey at 330.524.9693 or inettey@hotmail.com, if you wish to have information posted on the renovated SRHOA website located at 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

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 residents. Please use the form below to update your information 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: _____

Email address: _____