

Spring 2021 Newsletter

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Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

It is a privilege to bring hearty greetings to you in spring 2021; after a year of unprecedented changes caused by the COVID-19 pandemic on multiple levels and in numerous ways that defy description. It is my fervent hope that this message finds you and everyone in your household well. As was the case last year, much gratitude goes to everyone in Springbrook Reserve who is working on the frontlines of education, healthcare and public health, including Nevin Nettey, whose efforts made it possible to get vaccinated three weeks ago.

As the national vaccination process becomes more successful, efforts to return to increasing levels of normal activities, appear to be making very steady progress. In July 2021, the State of Ohio is scheduled to end the restrictions that were imposed to stem the spread and devastating impacts of COVID-19. The team of Springbrook homeowners, led by Samantha W. (chair),

Michele H. (member) and Judy B. (member) accepted the mantle to serve, and have set 3:00–7:00 p.m. on Saturday, 14th August 2021, for the Springbrook Reserve Picnic.

The gracious assistance of area realtor Mrs. Teresa Fiorentino, made it possible to compile the list of new homeowners in Springbrook Reserve from April 2020-2021. It is a privilege to welcome Barbara J., Christopher & Sally L., and Daniel & Andrea L. of Sedge Grass Trail; Bishne & Kailas K, Daniel & Fallon M., Davis & Cynthia L and Michael R. of Shining Willow Boulevard; as well as Bryan and Jamie Jordan, who changed addresses from Shining Willow Boulevard to Sweet Flag Way, for a total of eight home sales and purchases over the past year.

Through the laudable volunteer efforts of the Springbrook Reserve Homeowners Association Board of Directors and Officers, it has remained possible to maintain the annual homeowner dues at \$150, without an increase for a decade.

Please use the enclosed stamped and addressed return envelope to send in your annual homeowner's dues of \$150 by Friday, 30th April 2021. Interested homeowners may call or write to volunteer to help with the garage sale, picnic, general cleaning of the subdivision, or in any other areas you can help to improve Springbrook Reserve further.

This newsletter presents the minutes of the 2020 annual meeting via Zoom, prepared by Mrs. Shari Austin and the Treasurer's Report prepared by Mrs. Emily Rajadurai. Spring provides a good opportunity to take excellent care of your home's exterior by reinstalling loose shutters, replacing dilapidated mailboxes, improving lawn and landscape care, ensuring effective pet clean-up, and repairing nonfunctioning light posts.

Please spare no effort to stay safe and stay well. Very best wishes of spring and beyond with lots of

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

SRHOA Annual Garage Sale

The SRHOA's Tenth Annual Garage Sale is slated on 11th-12th June 2021. 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 2021 garage sale.

Homeowners who wish to participate in the 2021 SRHOA Annual Garage Sale should please visit the SRHOA website ASAP at: <http://springbrook-reserve.org> for more information and to complete the participation form.



Treasurer's Report for 2020

SRHOA 2020 Annual Treasurer's Report

Springbrook Reserve



BUDGETED EXPENSES FY2014 – FY2020

Description	FY 20 Budget	FY 19 Budget	FY 18 Budget	FY 17 Budget	FY 16 Budget	FY 15 Budget	FY 14 Budget
Landscaping / Maintenance	(5550.00)	(5550.00)	(3800.00)	(3800.00)	(3,800.00)	(3,800.00)	(3,800.00)
Ohio Edison	(510.00)	(510.00)	(450.00)	(450.00)	(450.00)	(450.00)	(450.00)
PO Box, Newsletters, Stamps	(1100.00)	(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)	(300.00)
Annual Picnic	(3000.00)	(3000.00)	(3000.00)	(1000.00)	(1,000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(170.00)	(170.00)	(100.00)	(100.00)	0.00	0.00	0.00
IRS, State, & Local Misc.	0.00	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	0.00
SR-HOA Insurance	(1310.00)	(1310.00)	(1250.00)	(1250.00)	(850.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	(600.00)	(600.00)	(600.00)	0.00	0.00	0.00
Bank. Lawyer and Mgt. Fees	(2400.00)	(2400.00)	(1500.00)	(4000.00)	(\$2,500.00)		
FY Budgeted Expenses	(14,940.00)	(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	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	12,900.00
Balance Carry Over	\$33,986.30	\$35,708.30	\$32,588.42	\$32,940.73	\$27,663.52	\$23,927.36	18,895.19
FY Estimated Forecast	\$31,946.30	\$33,668.30	\$33,688.42	\$33,540.73	\$31,313.52	\$30,077.36	25,045.19

ACTUAL EXPENSES (10TH OCTOBER 2013 – 1ST NOVEMBER 2021)

Description	11/4/19 to 11/1/20	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	(4,238.21)	(4,854.62)	(5,525.84)	(3,090.41)	(\$3,216.84)	(\$2,411.88)	(4,269.30)
Ohio Edison	(867.42)	(581.47)	(507.65)	(618.12)	(\$496.25)	(\$499.28)	(\$442.31)
PO Box, Newsletters, Stamps, Mtgs.	(1,003.68)	(605.56)	(1,077.09)	(958.18)	(\$752.69)	(\$458.48)	(\$532.24)
City of Stow Water Department	(120.11)	(5.92)	0.00	(337.64)	(\$61.29)	(\$53.60)	(\$178.05)
Annual Picnic	0.00	(3,569.61)	(2,235.82)	(2,206.72)	(\$196.26)	\$0.00	\$0.00
Website Hosting / Startup	(153.72)	(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	\$0.00
Lot 80 SR Signage Easement	0.00	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00
SR-HOA Insurance	(1,392.00)	(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	0.00	(\$117.20)	\$0.00	\$0.00
Entrance Signage Lighting	0.00	0.00	0.00	0.00	(\$478.32)	\$0.00	\$0.00
Mail Boxes Individual Paid	(106.00)	0.00	0.00	0.00	\$0.00	\$0.00	\$0.00
Bank. Lawyer and Mgt. Fees	(1,900.00)	(2,532.50)	(2,369.50)	(742.50)	(\$7,167.43)	(\$2,538.55)	(2,601.94)
Miscellaneous	(266.39)						
FY Total Expenses	(10,047.53)	(13,596.06)	(13,188.30)	(9,405.12)	(13,752.31)	(\$6,997.79)	(8,938.84)
FY Total Deposits	12,600.00	12,750.00	12,750.00	12,525.00	\$13,400.00	\$12,275.00	12,675.00
FY Balance	\$36,538.77	\$34,272.94	\$35,270.00	\$35,708.30	\$32,588.42	\$32,940.73	27,663.52



**2020 Springbrook Reserve Homeowners Association Annual Meeting
Virtual Meeting via Zoom (Meeting ID: 827.2771.7519 / 827.2771.7519)
7:00 p.m. Thursday, November 12, 2020**

www.springbrook-reserve.org

1. Call to Order, Introductions, Roll Call and Proxy Registration- Dr. Nettey, SR-HOA President, called the 2020 annual meeting to order. No proxy registrations were noted. All attendees were thanked for attending the meeting. SR-HOA Board of Directors (BOD) & other officers were introduced: Dr. I Richmond Nettey- President, Shari Austin- Secretary & Architectural Review Board Chairperson, Emily Rajadurai-Treasurer, Todd Turner-BOD 3 year position, Dan Collins-BOD 2 year position, Kristie Masiella-BOD 1 year position; also in attendance were Mark Austin, Ralph Rajadurai, Sharon Collins, Paul Masiella, Mark Borlin, Kelley Cerroni, Heather & Drew Cheetham, Samantha Hicks, Rob Keeling, John & Monica Hill, Harold Strakusek, Samantha Hicks, Rob Kubick, and Tim McGrath. Other homeowners may have been virtually present, but were not specifically named since they may have been listening under the other homeowner's log-in account.
2. 2019 Meeting Minutes- Shari Austin, Secretary, presented the minutes from last year's annual meeting. They were approved and adopted as presented. The 2019 annual meeting minutes will be posted on the SR website.
3. Treasurer's Report- Emily Rajadurai, Treasurer, presented the SR Treasurer's Report which was approved and adopted as presented. The treasurer's report will be posted on the Springbrook Reserve website.
 - a. Revenues were in line with the budget.
 - b. All annual SR-HOA dues have been paid except two homeowners including 2949 Rose Mallow Ct. which is currently unoccupied and 4971 Shining Willow Blvd., which is currently for sale and dues will be collected in the sale process.
 - c. The Board of Directors (BOD) voted to keep the SR-HOA annual dues @ \$150 per subplot for 2021 since cash reserves are good.
4. Architectural Review Board (ARB) Report- presented by Shari Austin, ARB Chairperson
 - a. Winterization the sprinkler system at the Call Road entrance was handled by the Masiella family and reimbursed by SR.
 - b. American Lawn & Landscaping will continue to provide landscape maintenance services to SR (second year of a 2 year contract). This includes mowing and fertilizing the common areas, spring & fall cleanups, and mulch installation at both the Call Road and Newcomer Road SR entrances.
 - c. Four approval letters of home improvement/modification were sent from the SR-ARB after receiving approval from the BOD.
 - i. Mike & Robyn Brady, Sedge Grass Trail (Sublot 36)- shed construction in the back of their property.
 - ii. Paul & Kristie Masiella, Bluestem Lane (Sublot 62) - replacement of their vinyl builder-grade shutters with new engineered wood shutters.
 - iii. Ralph & Emily Rajadurai, Shining Willow Blvd (Sublot 1)- construction of a 3rd garage bay to their property.
 - iv. Bryan & Jamie Jordan, Sweet Flag Way (Sublot 55)- installation of a composite deck in the back of their property.
5. SR Website Management- presented by Dr. Nettey, President (Bryan Jordan, SR website manager, could not attend the annual meeting)
 - a. There were 600 visits to the SR-HOA website, which comprised 533 unique visitors and 1,535 page views from January through November 11th, 2020. This translated into an average of 60 visits, 56 unique visitors, and 170 page views per month. The top categories viewed were Home, Homes for Sale, Announcements, and By-Laws and Regulations.

6. Old Business

- a. Transfer of SR Wetlands to the City of Stow- Dr. Nettey & Harold Strakusek will continue to work with Stow City Hall on this project.
- b. Mold on the SR Call Road entrance vinyl fence was cleaned off by Harold Strakusek. Dr. Nettey thanked him for completing this work at no cost to SR.
- c. Declaration of Covenants Amendments- Four amendments were voted on by SR homeowners. A two-thirds majority "In Favor" vote is needed for amendments to pass. Amendment A which restricts the leasing of homes with reasonable exceptions did not pass yet since a two-thirds vote in favor was not yet achieved. Amendment B which prohibits the storing of garbage cans in the front lawns, driveways, and areas visible from the street did not pass yet since a two-thirds vote in favor was not yet achieved. Amendment C which prohibits storing recreational vehicles in driveways for more than seven days at a time within a 30 day period did not pass yet since a two-thirds vote in favor was not yet achieved. Amendment D which requires owners to get prior written approval from the Board if they wish to change the color scheme of their home exterior has failed since a third of homeowners have voted against this amendment preventing it from passing. If a homeowner knows that they have not yet voted on the amendments, please contact SR-HOA Secretary, Shari Austin, to get a copy of the amendment language and a ballot. Shari Austin's email address is shaustin68@gmail.com.

New Business

- a. New home development @ the Newcomer Road entrance- presented by Dan Collins. The new community is currently being developed by Ryan Homes. The development will have 200+ homes of 1/3 acre lots. They will be located in Portage County. However, the children of these homes will be attending Stow-Munroe Falls Public Schools. Many homeowners have expressed concerns over the increased traffic and dirt/debris being brought into our SR housing development. No gating of Springbrook Reserve to deter added traffic can be erected. Speed bumps may be a possibility through the City of Stow. Many homeowners have expressed concern regarding run off and drainage issues which may arise from this new home development.
- b. There has been a coyote sighting in the Springbrook Reserve development. Homeowners, please be cognizant of this when letting your pets outdoors.
- c. There is a pothole on Rose Mallow Ct and the streets need swept by the City of Stow. John Hill is to address these two issues as the new ARB Chairperson. There is dirt and debris being brought onto Shining Willow Blvd from the new development being built across Newcomer Road.
- d. Annual Elections
 - a. BOD One Year Term: Mark Borlin was elected unopposed.
 - b. BOD Three Year Term: Paul Masiella was elected unopposed since Todd Turner declined.
 - c. ARB Chairperson: John Hill was appointed after he volunteered.
 - d. BOD Vice President: remains open.
- e. Miscellaneous Business-
 - a. 2020 Annual Picnic/Block Party Update- Todd Turner
 - i. The 2020 picnic was cancelled due to the COVID Pandemic.
 - ii. Todd Turner stepped down as the Picnic/Block Party Chairperson. The 2021 picnic will be handled by volunteers Heather Cheetham, Michele Hendry, Samantha Hicks, Mark & Judy Borlin, with Kristie Masiella helping as needed. The picnic is dependent upon the COVID pandemic. This event is usually held the Saturday before Stow-Munroe Falls City Schools resume.
 - b. 2020 Annual SR Garage Sale-presented by Dr. Nettey
 - i. The 2020 garage sale was cancelled due to COVID.
 - c. Kelley Cerroni will again place holiday wreaths at the entrances of the neighborhood. Kelley was thanked for her time in continuing this holiday tradition. The SR-BOD approved the funding of this effort to upkeep the wreaths and bows so they look nice upon entering our housing development.
- f. Meeting was adjourned @ 8:16 pm by Dr. I Richmond Nettey

SR-HOA Annual Dues Invoice 2021

Springbrook Reserve



SR-HOA Homeowner Annual Dues Invoice 2021

- The SR-HOA-BOD has kept the **annual assessment** for 2020 at **\$150.00** per lot.
- The **expected payment date** is Friday, **30th April 2021**.
- How do I pay?
 1. Payment by check payable to “SR-HOA 2021 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, 2021!**

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 SRHOA website, which is 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: _____