

## Spring 2023 Newsletter

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# Springbrook Reserve HOA President's Message

Dear Fellow Springbrook Resident,

Hearty greetings of early spring to you and your household. The mild winter with minimal snowfall has evolved into a stormy spring season that has caused considerable harm throughout much of the nation. It is a blessing to note that Springbrook Reserve has been spared from the worst of the fierce windstorms, as Springbrook transitions nicely from its second decade of existence into its third decade of existence as one of the finest subdivisions in Stow.

It is a privilege to express much gratitude to homeowners who have served graciously and voluntarily in various capacities as past and present Board members, Officers, Committee chairs and Committee members of Springbrook Reserve Homeowners Association (SRHOA), as well as homeowners who have been neighbourly and supportive of volunteer activities to enhance and sustain *quality living* in Springbrook Reserve.

The annual pace of four to eight home purchases in Springbrook Reserve, settled to a single purchase by Steven and Lauren K. of 2949 Rose Mallow. Welcome Steven and Lauren Springbrook Reserve!

Efforts to shield all Springbrook Reserve homeowners from the incalculable liability associated with ownership of several acres of adjoining wetlands (outside of all homeowner lots) through creation of SRHOA LLC, continues through the *pro bono* commitments of fellow homeowner Attorney Mike Rasor, the SRHOA Board of Directors, as well as current and former Architectural Review Board chairmen John Hill and Harold Strakusek. Thanks to Stow Mayor John Pribonic, his Chief of Staff, and Assistant Law Director for holding the constructive meeting with Boardmember Borlin, former ARB chairman Harold Strakusek, and me at City Hall on 5<sup>th</sup> January.

Presented in this newsletter are the minutes of the 2022 annual meeting prepared by Mrs. Shari Austin and the Treasurer's Report prepared by Mrs. Emily Rajadurai. Thanks to Emily and Shari for their fine work. Please use the enclosed envelope, which is addressed and stamped for your convenience, to send in your annual homeowner dues of \$150<sup>00</sup> by Sunday, 30<sup>th</sup> April 2023.

The 2023 SRHOA Picnic shall be held from 3–8 p.m. on Saturday, 5<sup>th</sup> August 2023, at the Blue Stem Lane cul-de-sac. Spring weather provides a good opportunity to take excellent care of your home by reinstalling loose shutters, replacing dilapidated mailboxes, improving landscaping, ensuring constant clean-up after your pets, etc. Please spare no effort to stay safe and stay well. Very best wishes of spring and beyond with

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

### SRHOA Annual Garage Sale

The SRHOA's Twelfth Annual Garage Sale is slated at **9 am – 1 pm** on **Saturday, 10<sup>th</sup> June 2023**. All homeowners who wish to assist with the SRHOA 2023 Garage Sale, should please contact Mrs. Suzie B. ASAP at [suz.marie82@gmail.com](mailto:suz.marie82@gmail.com). Thank you.

Homeowners who wish to participate in the 2023 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 2022

## SRHOA 2022 Annual Treasurer's Report

### Springbrook Reserve



### BUDGETED EXPENSES FY2016 – FY2022

Description	FY 22 Budget	FY 21 Budget	FY 20 Budget	FY 19 Budget	FY 18 Budget	FY 17 Budget	FY 16 Budget
Landscaping / Maintenance	(5550.00)	(5550.00)	(5550.00)	(3800.00)	(3800.00)	(3,800.00)	(3,800.00)
Ohio Edison	(510.00)	(510.00)	(510.00)	(450.00)	(450.00)	(450.00)	(450.00)
PO Box, Newsletters, Stamps	(1100.00)	(1100.00)	(1100.00)	(800.00)	(800.00)	(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)	(3000.00)	(1000.00)	(1,000.00)	(1,000.00)
Website Hosting / Startup	(170.00)	(170.00)	(170.00)	(100.00)	(100.00)	0.00	0.00
IRS, State, & Local Misc.	0.00	0.00	0.00	0.00	0.00	(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)	(1310.00)	(1250.00)	(1250.00)	(850.00)	(850.00)
Entrance Signage Improvements	(600.00)	(600.00)	(600.00)	(600.00)	(600.00)	0.00	0.00
Bank. Lawyer and Mgt. Fees	(2400.00)	(2400.00)	(2400.00)	(1500.00)	(4000.00)	(\$2,500.00)	
<b>FY Budgeted Expenses</b>	<b>(14,940.00)</b>	<b>(14,940.00)</b>	<b>(14,940.00)</b>	<b>(11,800.00)</b>	<b>(12,300.00)</b>	<b>(9,250.00)</b>	<b>(6,750.00)</b>
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	\$41,463.10	\$36,538.77	\$33,986.30	\$35,708.30	\$32,588.42	\$32,940.73	\$27,663.52
<b>FY Estimated Forecast</b>	<b>\$39,423.10</b>	<b>34,498.77</b>	<b>\$31,946.30</b>	<b>\$33,668.30</b>	<b>\$33,688.42</b>	<b>\$33,540.73</b>	<b>\$31,313.52</b>

### ACTUAL EXPENSES (11<sup>TH</sup> OCTOBER 2015 – 1<sup>ST</sup> NOVEMBER 2022)

Description	11/2/21 to 11/1/22	11/1/20 to 11/1/21	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
Landscaping / Maintenance	(3,646.56)	(2,885.41)	(4,238.21)	(4,854.62)	(5,525.84)	(3,090.41)	(\$3,216.84)
Ohio Edison	(873.64)	(954.94)	(867.42)	(581.47)	(507.65)	(618.12)	(\$496.25)
PO Box, Newsletters, Stamps, Mtgs.	(446.56)	(253.14)	(1,003.68)	(605.56)	(1,077.09)	(958.18)	(\$752.69)
City of Stow Water Department	(74.15)	(92.69)	(120.11)	(5.92)	0.00	(337.64)	(\$61.29)
Annual Picnic	(3,767.72)	(1,423.27)	0.00	(3,569.61)	(2,235.82)	(2,206.72)	(\$196.26)
Website Hosting / Startup	(153.72)	(153.72)	(153.72)	(138.38)	(167.40)	(220.55)	(\$30.03)
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	(1,463.00)	(1,397.00)	(1,392.00)	(1,308.00)	(1,305.00)	(1,231.00)	(\$1,236.00)
Entrance Signage Improvements	0.00	0.00	0.00	0.00	0.00	0.00	(\$117.20)
Entrance Signage Lighting	0.00	0.00	0.00	0.00	0.00	0.00	(\$478.32)
Mail Boxes Individual Paid	0.00	(118.00)	(106.00)	0.00	0.00	0.00	\$0.00
Bank. Lawyer and Mgt. Fees	(1,365.00)	(847.50)	(1,900.00)	(2,532.50)	(2,369.50)	(742.50)	(\$7,167.43)
Miscellaneous	(65.00)	(50.00)	(266.39)				
<b>FY Total Expenses</b>	<b>(11,855.53)</b>	<b>(8,175.67)</b>	<b>(10,047.53)</b>	<b>(13,596.06)</b>	<b>(13,188.30)</b>	<b>(9,405.12)</b>	<b>(13,752.31)</b>
<b>FY Total Deposits</b>	<b>12,925.00</b>	<b>13,100.00</b>	<b>12,600.00</b>	<b>12,750.00</b>	<b>12,750.00</b>	<b>12,525.00</b>	<b>\$13,400.00</b>
<b>FY Balance</b>	<b>42,532.57</b>	<b>41,463.10</b>	<b>\$36,538.77</b>	<b>\$34,272.94</b>	<b>\$35,270.00</b>	<b>\$35,708.30</b>	<b>\$32,588.42</b>



**2022 Springbrook Reserve Homeowners Association Annual Meeting  
Virtual Meeting via Zoom (Meeting ID: 751 1870 7633 / 790 1294 6028)  
7:00 p.m. Tuesday, November 1, 2022**

[www.springbrook-reserve.org](http://www.springbrook-reserve.org)

1. **Call to Order, Introductions, Roll Call and Proxy Registration**- Dr. Nettey, SRHOA President, called the meeting to order. One proxy registration was noted from the Henderson household. All attendees were thanked for attending the meeting. SRHOA Board of Directors (BOD) & officers were introduced: Dr. I Richmond Nettey- President, Shari Austin- Secretary, Emily Rajadurai- Treasurer, John Hill- Architectural Review Board (ARB) Chairman, Dan Collins-BOD 2 year position, Mark Borlin-BOD 1 year position; also in attendance were Mike Rasor, Lari Gabriel, Harold Strakusek, Mark Csikos, Samantha Hicks, Kim Pigman, Michele Hendry, Paul Masiella, Joseph & Mary Rinaldi, Andrea Lukas, Cynthia Ledford, Kyle Brown, Lisa Kunzo, Natalie Talboo, David & Kelley Cerroni, Michael & Denean Davis, Richard Carroll, Craig Carden, Heather Cheetham, Christine Krinsky, Ralph Rajadurai, Chris Lemmo, and Lauren Stark. Other homeowners may have been virtually present, but were not specifically named since they may have been listening under the other homeowner's login account.
  
2. **2021 Meeting Minutes**- Shari Austin, Secretary, presented the minutes from last year's annual meeting. They were published in the Spring 2022 SRHOA Newsletter & posted on the SR website. They were approved and adopted as presented. The 2022 SRHOA Annual Meeting minutes will be published in the Spring 2023 SRHOA Newsletter, which will be posted on the SRHOA website.
  
3. **2022 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 published in the Spring 2023 SRHOA Newsletter, which will be posted on the SRHOA website.
  - a. Revenues were in line with the budget.
  - b. All annual SRHOA dues have been paid.
  - c. The SR BOD voted to keep the SRHOA annual dues @ \$150 per subplot for 2023 since cash reserves are good.
  
4. **Architectural Review Board (ARB) Report**- presented by John Hill, ARB Chairman
  - a. Mark Csikos will remove the abundance of fallen leaves at the Call Rd entrance with help from Harold Strakusek since citywide leaf pickup will begin for SR on Monday, November 7, 2022.
  - b. The city of Stow is responsible for leveling the sidewalks that parallel the streets in SR. Since trees are causing unleveling of the sidewalks, the city of Stow will be contacted to level the SR sidewalks and deal with the overgrown root system of the trees that line SR streets. To all SR homeowners, please keep your gutters cleaned out and remove fallen trees on SR properties to prevent further problems from developing.
  - c. The following requests were submitted to the SRHOA ARB and approved by the SR BOD:
    - i. 2840 Sedge Grass Trail (Sublot 36, Dan & Andrea Lukas)- pool installation
    - ii. 2834 Sedge Grass Trail (Sublot 35, Chris & Natalie Dillon)- pool installation
    - iii. 4724 Blue Stem Lane (Sublot 69, Justin & Melissa Miletta) – Concrete work including a stamped concrete patio, stamped concrete trash/recycle receptacle pad, stamped concrete walkway, and a widening of their existing concrete driveway down to the apron.
  
5. **SRHOA Website Management**- presented by Dr. Nettey, on behalf of Bryan Jordan, website manager. There was a total of 497 visits to the [www.springbrook-reserve.org](http://www.springbrook-reserve.org) website, which was up 21% from the previous year's usage. There was a total of 448 specific visitors to the website.

## **6. SRHOA Annual Elections**

- a. BOD One Year Term: Mark Borlin was re-elected unopposed
- b. BOD Three Year Term: Mark Csikos was elected unopposed
- c. BOD Vice President: remains open

## **7. Miscellaneous Business**

- a. 2022 Annual Picnic/Block Party - presented by Samantha Hicks:  
The 2022 event was held in the Bluestem Lane cul-de-sac. Many volunteers helped make this event successful. Within hours of the block party starting, the hired food truck canceled for the event due to an emergency. The committee quickly rallied together and was able to provide food through another venue. Many residents were in attendance and enjoyed good food and desserts, a magician, face painting, yard games, and SR socialization. The 2023 annual picnic/block party is tentatively set for August 5, 2023. More details will follow.
- b. 2022 SR Garage Sale - presented by Suzie Biggs:  
Ten homes participated. The nominal fee collected per participant paid for event advertising. Suzie Biggs will coordinate the 2023 SR Garage Sale, which is tentatively set for Saturday, June 10, 2023. More details will follow.
- c. Kelley Cerroni will again place holiday wreaths at the entrances of our neighborhood. Kelley was thanked for her time in continuing this holiday tradition.
- d. All homeowners, please provide your current contact information to the SRHOA when sending in your 2023 Springbrook Reserve Annual Dues. A form will be attached to the 2023 SRHOA Spring Newsletter. This information is not shared publicly. It is used by the SRHOA if needed to contact homeowners by e-mail.
- e. The SR Facebook page (SR Neighbors!) is not an official site for the SRHOA. It is a social site listing SR upcoming events that is not monitored by the SRHOA officers or BOD. Please refer to the official SR website ([www.springbrook-reserve.org](http://www.springbrook-reserve.org)), whenever needed, which contains the official Articles of Incorporation, Declaration of Covenants, Amendments to Declaration of Covenants and various other information regarding our neighborhood.

## **8. New Business**

Springbrook Reserve (SR) Wetlands- SRHOA individually & collectively was given this wetland property in 2008 by Court Street Development, the original developer of SR who currently owns other lots in our development. The SRHOA never formally accepted the wetlands, nor did Court Street Development ever acknowledge a letter written by Dr. Nettey stating that SR was not interested in accepting the wetlands. Mike Rasor, business attorney and a current SR homeowner, discussed the establishment of the SR Ohio LLC. Harold Strakusek and Dr. Nettey also provided information regarding this topic. Today, there is no monetary value of the SR wetlands, so therefore, no tax liability based on current public records. However, there are other liabilities in owning the wetlands including, but not limited to unauthorized dumpings on the wetlands and accidental drownings. Mike recommended taking the property to a land trust for donation for land conservation, but then the SRHOA would have no control of the donated land which surrounds many of the homeowners. To prevent liability to SR homeowners, the SRHOA officers & BOD wish to form an Ohio LLC. The cost will be approximately \$250 since it could be handled by the law firm where Mike Rasor works. The SRHOA would then give a quick claim donation of the SR wetlands to the SR Ohio LLC. A formal vote by the SR homeowners, with a passing vote of 75% is required to form the SR Ohio LLC. This would help protect the homeowners of SR from any liabilities that could be incurred with the wetlands. More information will be forthcoming regarding this important topic.

## **9. Adjournment**

The 2022 SRHOA Annual Meeting was adjourned @ 8:54pm by Dr. I. Richmond Nettey.

## SR-HOA Annual Dues Invoice 2023

## Springbrook Reserve



## SR-HOA Homeowner Annual Dues Invoice 2023

- The SR-HOA-BOD has kept the **annual assessment** for 2023 at **\$150.00** per lot.
- The **payment date deadline** is Sunday, **30<sup>th</sup> April 2023**.
- How do I pay?
  1. Payment by check payable to “SR-HOA 2023 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 by **30<sup>th</sup> April 2023**, to:  
 SR-HOA  
 PO Box 1816  
 Stow, Ohio 44224

The SR-HOA has 100% **payment compliance** as mandated by our charter.

**Please** help us maintain this tradition by paying promptly before Saturday, **30<sup>th</sup> April 2023!**

*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.

**Legal Notice from SRHOA’s Legal Counsel**

**Springbrook Reserve Homeowners Association (SRHOA) maintains the bike path but does not remove snow or ice from the path. SRHOA recommend against using the bike path when temperatures are near or below freezing. Persons who use the bike path when temperatures are near or below freezing, should expect abnormally dangerous and slippery conditions and must exercise extreme caution. Thank you.**

**Springbrook Reserve Homeowners Association Website**

Please contact Mr. Bryan Jordan at [bryanhjordan@gmail.com](mailto:bryanhjordan@gmail.com) or at 412.956.4800 or Dr. I. Richmond Nettey at 330.524.9693 or [inetey@hotmail.com](mailto:inetey@hotmail.com), if you wish to have information posted on the SRHOA website, which is located at [springbrook-reserve.org](http://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](mailto: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 use. Please use the form below to **update** your contact details 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(s): \_\_\_\_\_

E-mail address(es): \_\_\_\_\_