



# BROOKSIDE II

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<http://www.brookside2.org>

Fall 2006  
Newsletter

## BOARD MEMBERS

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### Treasurer

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## President's letter

The honeymoon is over. Our board has focused on a variety of things over the summer and has made some progress. I am happy to report that the elimination of Regency as our property management company has greatly improved the financial position of our association. Unfortunately the financial records and receipts we received from Regency were not sufficient to support an independent review of our association's financials. Our treasurer has done an outstanding job working with the information we were given and working back with vendors to get past copies of invoices to match up with expenditures made by Regency during the time they were running our association without oversight. The board does anticipate that with continued effort we will be able to verify whether Regency properly managed our association's financials.

We still have a few homeowners who have not paid their dues, resulting in additional headaches for the board. Those homeowners have been turned over to the association's attorney for collection. The board has assessed late fees and collection processing fees to these homeowners. As the 2007 mailings come out, please pay your dues in a timely fashion, the board has learned from our experience this year and will act much quicker in 2007 in terms of assessing late fees and taking the additional step to send outstanding dues to collections. Please remember that we are a volunteer board and try to manage the association in our free time. When the board has to focus on collecting outstanding dues it uses up time that could have been spent more constructively.

Many homeowners have asked about the level of the pond. Here is what I can tell you. The problem is erosion underneath the spillway between the ponds. When it rains you can see the water leaking underneath the south side of the spillway instead of above the spillway as is designed. This problem has occurred before and was temporarily fixed before. Unfortunately the company who applied the temporary fix is no longer in business. The long term fix may involve digging out and rebuilding the foundation of the spillway, however this is a fairly expensive proposition that the association simply cannot afford right now. We believe another

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temporary fix may be the best alternative right now. We are well aware of the problem and hope to present the association with a couple of potential long term solutions at the annual meeting in November.

We hope to see many homeowners at the November meeting to help elect new board members and guide the association into the future. If you are unhappy about something in the community then please get involved and help us to keep the community moving in the right direction. We have all made a tremendous investment in the community and we all want to protect the value of that investment. Our association has come a long way in just 6 months, but has much farther to go and we want to make sure we keep moving forward.

## Volunteers Needed

The board is always looking for volunteers to help with a variety of initiatives in the remainder of 2006 and 2007. If you are interested in volunteering please contact Greg at (937)671-6252 or at [wellingf@yahoo.com](mailto:wellingf@yahoo.com).

- We still have a need to re-establish street leaders in our neighborhood.
- Do you have any plants in your yard that are ready to be divided? If so please contact Megan Jernovics as she and our unofficial gardening club are working on sprucing up the Brookside II entrance from Yankee Rd. Perhaps you do not have any plants but would like to make some suggestions or volunteer your time in any case Megan would love to hear from you. (937)350-7061.

## Upcoming Events

- Beggars night is October 31, 2006 from 6pm-8pm, please exercise additional caution when driving through the neighborhood this evening.
- The annual meeting will be held on November 13 at 7PM at the Clearcreek Township government center.
- Luminaries will take place in 2006 on December 10. Paper bags and candles will be provided. Please let the board know if you are interested in helping with distribution!

## Reminders

- The board and the architectural control committee have noticed that some residents have proceeded with improvements on their properties without consulting the ACC first or submitting an application. The process to submit an application for improvement is simple and the application is available on the association's website [www.brookside2.org](http://www.brookside2.org). The process is averaging 16 days for homeowners to get approval for their projects and following the process can save some headaches down the road. We have all heard stories of the City of Springboro approval supersede the Brookside II ACC approval. Unfortunately, this is not always the case. Permit approval by the City of Springboro **DOES NOT GUARANTEE** approval by the ACC. The City of Springboro will issue permits based on the appropriateness of city codes and does not approve projects on behalf of the association. Any discrepancies will be taken on a case-by-case basis. We are asking all homeowners to follow the ACC requirements as set forth by the Declaration of Covenants and the ACC Guidelines. The Board and ACC are always willing to work with the homeowner to resolve any differences and make every attempt possible to satisfy all involved parties. We strive to enforce the rules but still maintain a harmonious community where residents view Brookside II as a desirable place to live.
- With the number of children, walkers and joggers in our community, residents are reminded to watch your speed when driving through the neighborhood, also walkers and joggers should utilize the sidewalk as a courtesy to the traffic passing through our neighborhood.
- The city of Springboro has an E-newsletter, you can sign up for this newsletter by going to [www.ci.springboro.oh.us](http://www.ci.springboro.oh.us) and scrolling down the left side of the page.
- As you begin your fall cleanup around your house please take note that waste management will pick up yard waste. You have to package the waste in compost bags that are available at Home Depot and please take note that waste management will take no more than 10 bags at any one pick-up.
- Residents are reminded that it is your responsibility to maintain a working light post in front of your house. It may be time to change those light bulbs!
- The 2007 Brookside II Neighborhood garage sale is tentatively planned for April 26-28 8am-2pm. Start saving those potential treasures now.
- If you are renting your home, please let the board know and we will ensure that both you and your renter receive a copy of the association's newsletter.



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- Winter weather will unfortunately be here before to long, please try to keep your sidewalk free of snow so that children walking to and waiting for their school bus do not have to trek through the snow.
- If you are planning to sell your home, please ensure your realtor has the board's information such that we can ensure that dues are up to date and the closing goes smooth as well as to ensure that the new owners are appropriately welcomed to the community.
- You can recycle glass jars, food and drink cans, egg cartons and milk jugs. Newspapers need to be placed in a grocery bag and placed in the yellow bin. Cardboard boxes need to be flattened and tied up into bundles. If you are in need of a yellow recycling bin, please call (937)748-9721.

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