



BROOKSIDE II

P.O. Box 95
Springboro, OH 45066
(937)-285-0302
<http://www.brookside2.org>

Spring 2006
Newsletter

NEW BOARD MEMBERS

President

Greg Wellinghoff
630 Reed Rd.
(937)671-6252

Vice President

Jan Repp
525 Reed Rd.
(937)885-7447

Secretary/Treasurer

Ronda Lee
825 Spring Mill Dr.
(937)886-9908

Megan Jernovics
660 Spring Mill Dr.
(937)350-7061

Shawn Day
645 Reed Rd.
(937)684-7258

“Homeowners will be pleased to know that the garage sale and dead landscaping replacements were among items on our 2006 agenda.”

President's letter

I am happy to inform you that the new board has been working diligently throughout the month of March. Our first meeting was held on March 13, 2006 at Regency Management Group's offices and we attempted to determine the present state of the association and set forth a tentative agenda for 2006. Homeowners will be pleased to know that a neighborhood wide garage sale (April 27-29) and dead landscaping replacements were among items on our 2006 agenda. Our second meeting was held on March 20th, 2006 again at Regency Management Group's offices and we worked on a budget for the 2006 year. Following the budget meeting the board decided to solicit fresh bids for some of the contracted services and to use the information from these bids in finalizing a 2006 budget. We apologize that we have yet to approve a 2006 budget, however we want to ensure that we prepare a budget that is accurate and in the best financial interest of the association. Our third meeting was held on March 26th, 2006 at 630 Reed Rd. with Randy Riesbeck, the President of Brookside I, to compare our proposed 2006 budget with theirs. We found that the current state of our association's financials is less than ideal. Our association has effectively no reserve fund. This gives cause for concern given that our playground equipment, pond fountains, and entrance signs have a useful life and presently we have no means to replace those once they are no longer functional. The association is very tight financially under the present expense structure. Due to the fiduciary responsibilities of the board, we have decided to solicit bids for an independent third party review of the association's financials. We feel that with a brand new board, the turnover which took place on our board last year and the fact that Regency has had carte blanche with our financials since December 2005, this is necessary to ensure that the all of the association's dollars are accounted for.

The board has decided to eliminate Regency Management Group as our property management company. We feel that in the association's present financial state, we can no longer afford the luxury of a management company without a substantial dues increase. Additionally we feel that the present state of the association warrants additional scrutiny by the board of trustees in order to get the association back on track. At the February 28

**ARCHITECTURAL
CONTROL COMMITTEE**

Doug Gross
660 Reed Rd.
(937)885-3622

Mark Pearce
45 Waverly Rd.
(937)885-3699

Chris Earles
840 Spring Mill Dr.
(937)885-6544

*“Delinquent payments
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meeting some residents expressed concern with regards to landscaping on common ground that needed to be replaced. By eliminating the costs associated with our management company we hope to be able to replace some of this landscaping and also establish a plan for ongoing contributions to our association’s reserve fund. Future calls with regards to association business should be directed to our association’s voicemail hotline at **(937) 285-0302**. This hotline will be checked daily by board members and we will respond accordingly. Also please take note of our new association’s new address. Any correspondence including such items as architectural improvement applications should be sent to:

***Brookside II Homeowners Association
P.O. Box 95
Springboro, OH 45066***

On an additional note some residents have yet to pay their 2006 dues. Paying the dues in a timely fashion helps the board focus on ensuring that Brookside II remains a great community. Delinquent payments take our attention away from working for the community and require us to pursue those delinquent dues. The board asks that if you have not yet remitted your dues, please do so as soon as possible. We will begin taking action to collect any and all outstanding dues on April 30, 2006.

On behalf of the entire board, we look forward to serving you our fellow residents as best we can and hope to keep Brookside II a great community.

Volunteers Needed

The board would like to ask for volunteers to help with a variety of initiatives in 2006. If you are interested in volunteering please contact Greg at (937)671-6252 or at wellingf@yahoo.com.

- We have a need to re-establish street leaders in our neighborhood.
- Mulch day in the park, volunteers needed to spread mulch and help beautify the park.
- The board would like to find residents interested in coordinating holiday luminaries assistance.
- As the board is unable to allocate association funds to support the creation of a new neighborhood telephone directory, we would like to find residents interested in helping coordinate a neighborhood fundraiser to support the creation of a directory.

Upcoming events

- Clean out your closets!!! Jan Repp and Megan Jernovics have coordinated with Brookside I & The Reserve at Brookside to conduct a neighborhood garage sale. The sale will be held on April 27, 28, and 29 between the hours of 8AM and 2PM. The sale will be advertised in the local newspapers and given the number of houses in the entire Brookside community, we expect a large number of buyers to be coming through.
- Given the number of changes being made, the board of directors will be holding an open meeting on **May 8 at 7PM** at a location TBD. We plan to present the 2006 budget to the association and open up the floor to residents who would like to ask questions of the board, its 2006 agenda, or its decision to eliminate the management company. We invite any resident interested to attend.



Reminders

- With the good weather approaching the board would like to remind residents that if you plan any exterior changes or modifications to your property, including fences and sheds, you must submit an improvement application for architectural approval prior to beginning work. The application is available on the association's website at www.brookside2.org, or you can request any board member or architectural control committee member send you one.
- Pets are not permitted in the park area and owners are reminded to clean up after your pets when walking them through the neighborhood.
- With the number of children in our community, residents are reminded to watch your speed when driving through the neighborhood.
- 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!

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