

# Springbrook Hills Homeowners Association

**Annual Meeting  
February 7, 2017**



# Agenda . . . . .

- Welcome
- Open Forum
- Website Improvements
- Neighborhood Watch - Melany
- Election Results - Joe
- President's Report - Bill
- Treasurer's Report - Darlene
- Events and Marketing Report – Bill
- Maintenance Report - Stacy
- Architectural Control Report – Rick
- Possible Howe Road Enhancement Project
- Questions or Comments?

# Open Forum . . . . .

- **Rules for Open Forum Discussions**

- Limit of 5 minutes for discussion by each individual.
- If several individuals are in attendance to discuss the same issue, then overall time will be constrained to 20 minutes.
- If additional time is needed then further discussion to resolve issue will be made at April 18, 2017 Board Meeting at 7 pm or earlier if required.
- Thank you for cooperating so that this meeting can be kept on schedule.

# www.springbrook-hills.com

- Site is moving to “secure” status – displays lock
- On-line private directory
- Updated information from board and association operations
- Email blast capability for messages that are pertinent to the members
- Association Maps
- Easy access to covenants and restrictions
- Calendar of events
- Neighborhood watch information
- 56 out of 298 (19%) members activated so far



sbhillsdewitt@gmail.com

[HOME](#)

## COVENANTS

MAP

## BOARD •

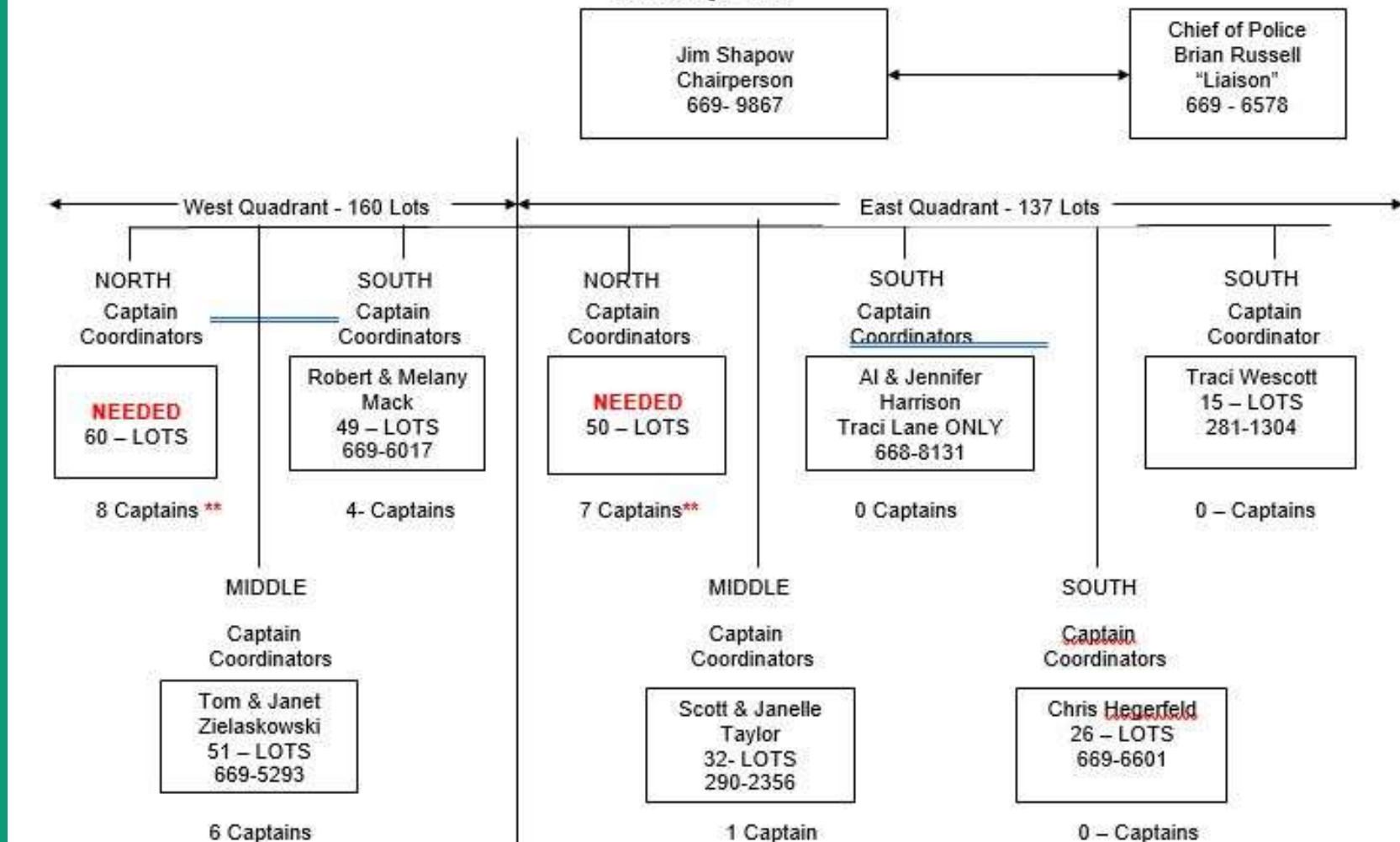
## CONTACT

## PHOTO GALLERY



# Neighborhood Watch

## Springbrook Hills & East Neighborhood Watch Roster February, 2017



\*\*Need block captain for 8 lots (131-133 & 158-162)

\*\*Need block captain for 11 lots (59-69)

Revised Feb. 2017

# Get Involved – Improve our Neighborhood Watch

- **Captain Coordinator for Northwest Quadrant (West)** —60 lots divided among 8 block captains
- **Captain Coordinator for Northeast Quadrant (East)** —50 lots divided among 7 block captains
- **Block Captain in Northwest Quadrant (West)** for 8 lots (131-133 & 158-162)
- **Block Captain in Northeast Quadrant (East)** for 11 lots (59-69)
- If you have questions, please contact Jim Shapow, Watch Chairperson (669-9867) or Melany Mack (669-6017)

# 2016 Board . . . . .

- Bill Kimble (2017) President
- Stacey Messina (2017) Vice-President
- Darlene Dalessandro (2018) Treasurer
- Melany Mack (2018) Secretary
- Rick Lazarus (2019)
- Stacy Polydys (2019)



# 2017 Board Candidates . .

- Jordan Burnie
  - Roni Drdla
  - Bill Kimble
- 
- 109 ballots received in the election
  - Thanks to Darlene and Melanie for assisting in the counting the ballots

# 2017 Board . . . . .

- Bill Kimble (2020) **President**
- Rick Lazarus (2019) **Vice-President**
- Darlene Dalessandro (2018) **Treasurer**
- Melany Mack (2018) **Secretary**
- Jordan Burnie (2020)
- Stacy Polydys relocating so needs replacement
- 2017 Board Meeting Schedule - All at 7:00 pm
  - Tuesday nights – March 8, April 18, June 6, August 1, November 7
  - Held at 11880 Rachel Lane

# President's Report . . . . .

- Acknowledgement of our volunteers – out-going board members (Stacey Messina and Stacy Polydys) and committee members.
- Opportunity to enhance the look of Howe Road and partner with government entities
- Improving the look of our common assets and value for those living in Springbrook Hills
- Financial strength – focusing a majority of income and reserve funds on maintenance
- Board Needs Your Assistance on Committees – sign-up sheets available

# Treasurer's Report. . . . .

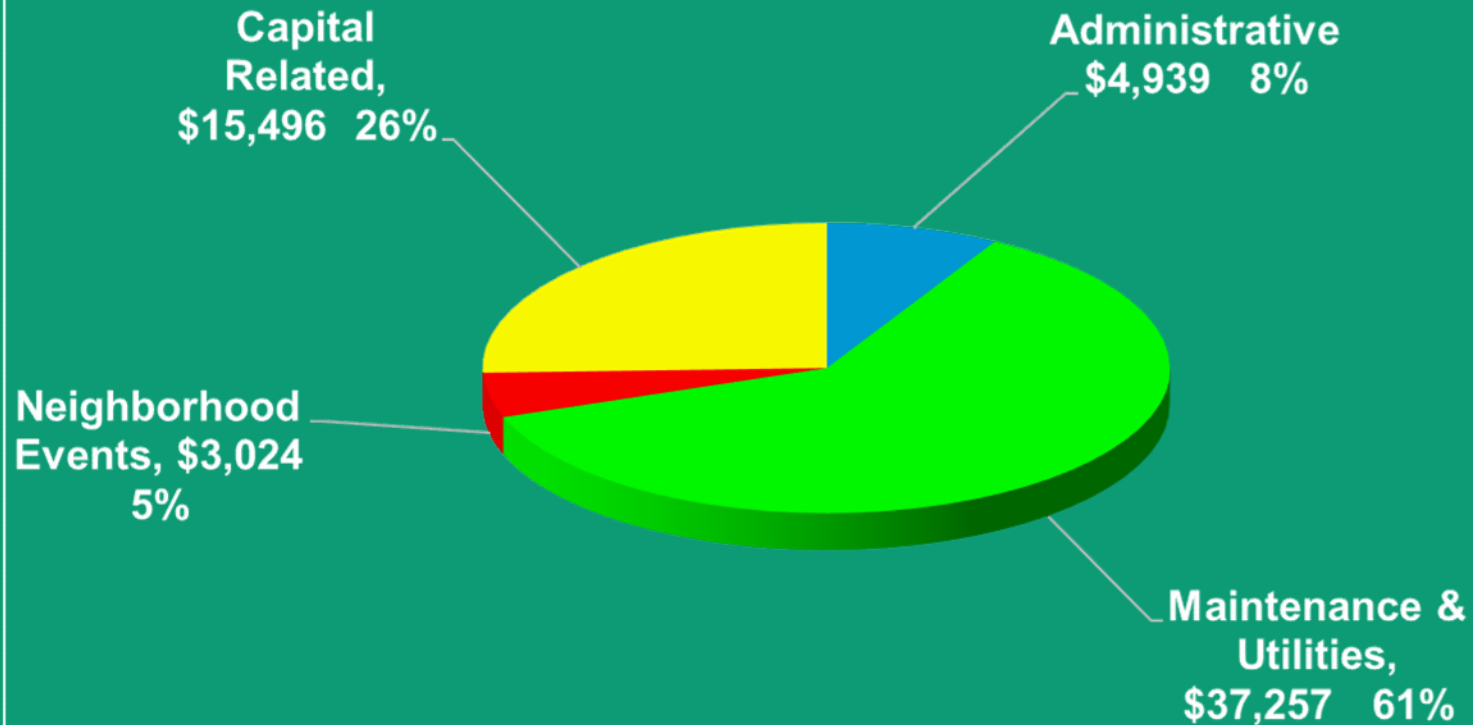
- 2016 Balance Sheet
- 2016 Actual Expenses Chart
- 2017 Budget Projection
- 2017 Dues Collection Overview



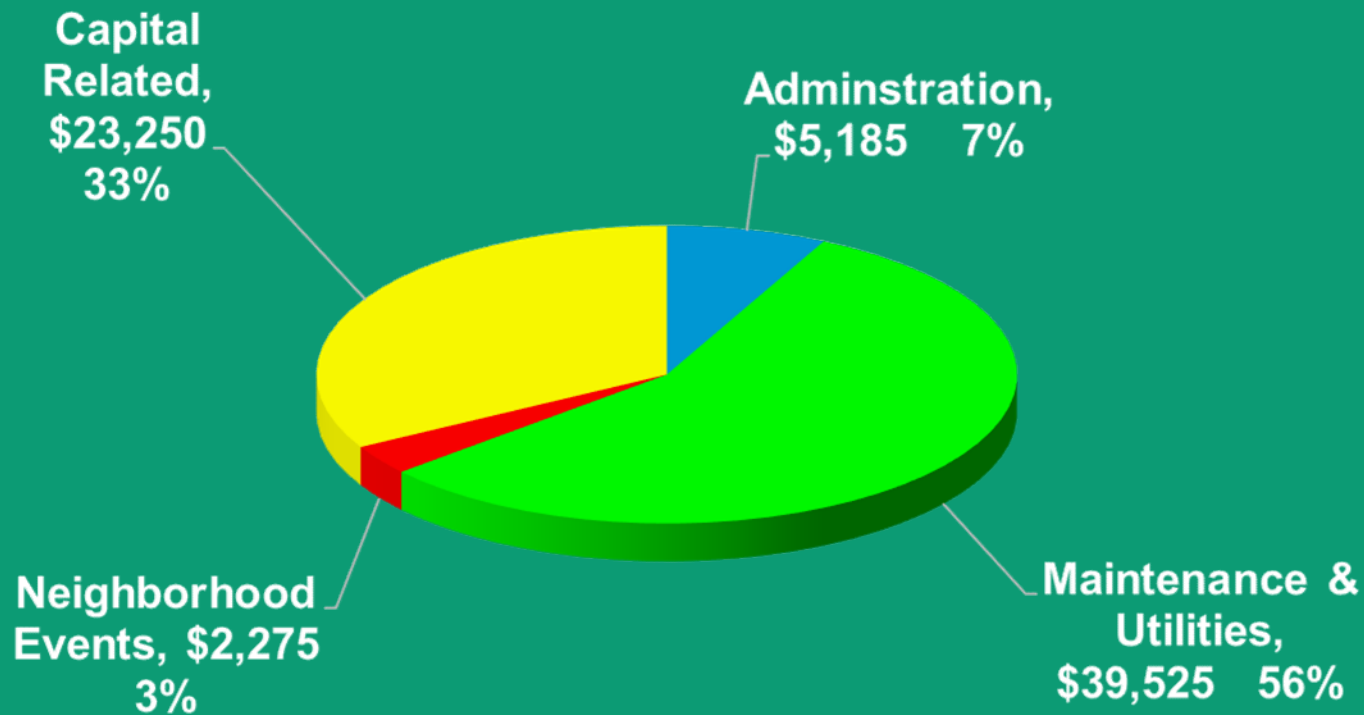
# 2016 Balance Sheet.....

<b>As of December 31, 2016</b>	
<b>Dues Collected</b>	<b>\$59,600</b>
<b>Collection Fees Paid</b>	<b>\$ 340</b>
<b>Other Income (Insurance refund)</b>	<b>\$ 0</b>
<b>Interest Income</b>	<b><u>\$ 98</u></b>
<b>Total Income</b>	<b>\$60,038</b>
<b>Administrative Expenses</b>	<b>\$ 4,939</b>
<b>Maintenance Expenses</b>	<b>\$37,257</b>
<b>Utilities</b>	<b>\$ 4,248</b>
<b>Capital Related Improvements</b>	<b>\$15,496</b>
<b>Neighborhood Events</b>	<b><u>\$ 3,024</u></b>
<b>Subtotal Expenses/Improv.</b>	<b>\$60,716</b>
<b>Net Income</b>	<b>-\$ 678</b>
<b>Fund Balances - 12/31/16</b>	<b>\$96,423</b>

# 2016 Actual Expenses



# 2017 Budget Projection



**Total 2017 Budgeted Expenses = \$70,235**

# 2017 Dues Collection

- Thirty-one (31) Collection Fees were enforced for 2017 dues; One was a carry-over from 2016
- As of 2/6/2017, eleven (11) lots have not paid 2017 Dues
- We will begin lien filing process on February 15, 2017.



# Events & Marketing Committee

- Committee Needs Volunteers
- 2016 Recap of Events
- 2017 Planned Events



# 2016 Events. . . . .

- Easter Egg Hunt – approximately 30 children participated
- Subdivision Garage Sales – great turn-out again this year
- Holiday Lights – 2<sup>nd</sup> phase of entrance lighting implemented; several had positive comments
- Santa Deliveries – 8 households with 18 children surprised with Christmas Eve visit (down from 35 children in 2015)



# 2016 Events. . . . .



# 2016 Events. . . . .



Santa Delivery and Christmas Caroling in Springbrook Hills



# 2016 Events. . . . .



# 2016 Events. . . . .



# 2017 Events Planned. . . .

- **Easter Egg Hunt – Saturday April 15**
- **Garage Sales - May 19 – 20**
- **Holiday lighting**
- **Santa Deliveries – Dec. 23 or 24**
- **Possible additions:**
  - *Summer popsicles at the park*
  - *Water fun with DeWitt Township Fire Dept.*
  - *Bike parade led by DeWitt Township police*
  - *Trick or treat at the park*



# Maintenance Committee

## 2016 Accomplishments . .

- Installed Gazebo Park drip sprinkler system
- Built 3 new sprinkler pump enclosures and replaced piping into ponds
- Improved look of landscape areas
- Improved pond maintenance with new contractor
- Brick repairs of east and west entrances
- New pickleball lines on tennis courts
- New lighting through Crofton Park
- Created plan for common area trees and pruning
- Replaced Central Pond fountain pump



# 2017 Project Priorities . . . .

- Howe Road Pond Aeration System to improve health of pond; purchase new fountain pump
- Cul-de-sac re-landscaping
- Crack seal tennis courts near fencing
- West Entrance – design concepts for long-term replacement
- East Entrance Bldg. repairs
- Possible new combined contract for mowing, landscape maintenance, sprinkler installations and grass fertilizing.

# Architectural Control Committee Report

- 2016 Activity
  - 6 submittals in 2016; swimming pool, basketball poles, decks,
  - Development is essentially built-out
- Compliance Concerns
  - Clearing sidewalks of snow in winter
  - Leaving garbage bins outside
  - Trailers/boats in driveways or yards
  - Yards not being maintained

# Architectural Control

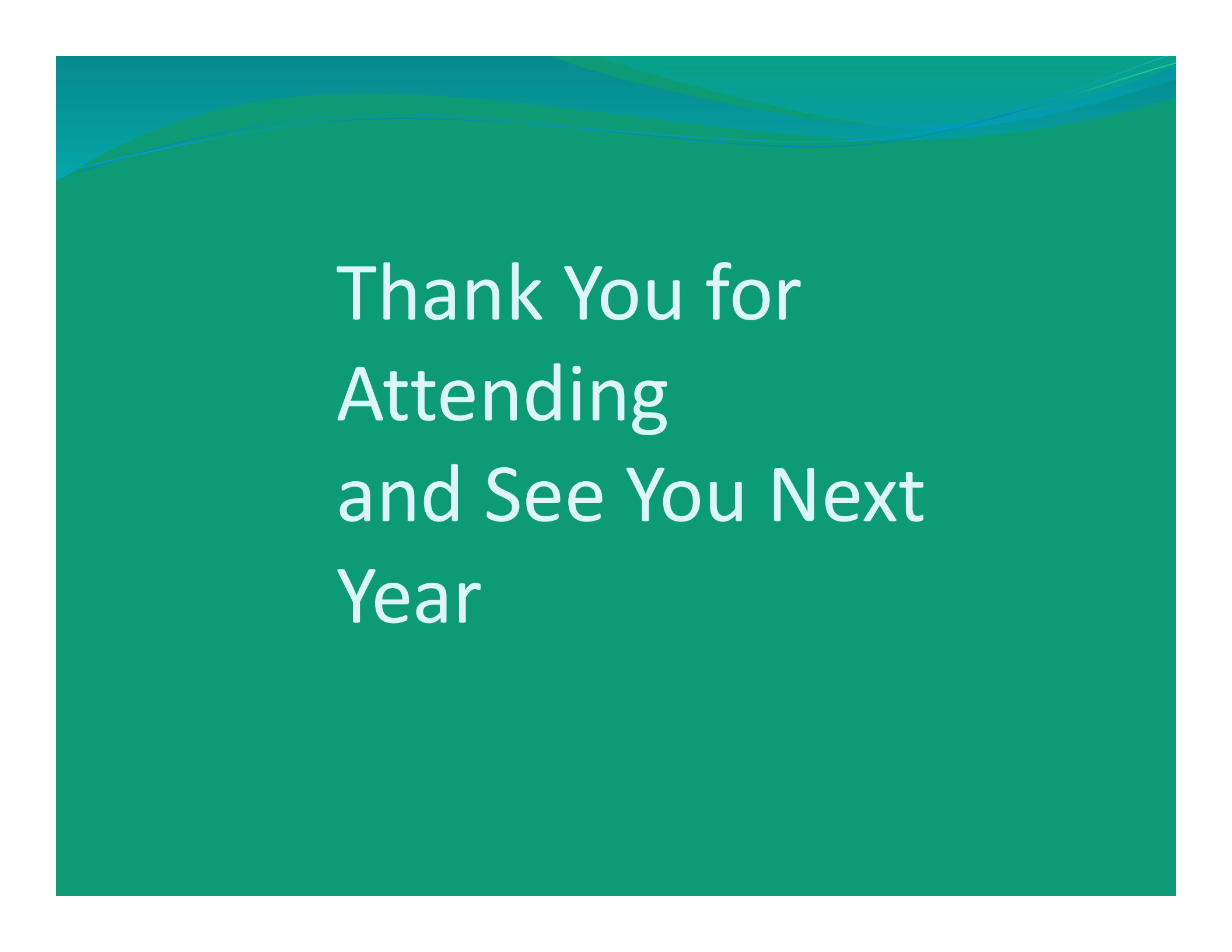
- **Recommended method to enforce Covenants and Restrictions – trash receptacles and trailer/boat storage**
  - Similar to the collection fee applied for dues paid after January 20<sup>th</sup>.
  - After one notice has been issued to correct the violation, a processing fee will be added to the second notice.
  - Member will have all processing fees added to their dues the following year.
  - Repeat offenders will have multiple fees each time violation are issued.

# Howe Road Enhancement?

- **Howe Road Enhancements from Norris Road to Airport Road**
  - New Street lights and Trees along north side
  - Either bike lanes on road or widened sidewalk for non-motorized path
  - Fill in sidewalk gap on Howe Road west of Schavey Road
  - Possible SBHOA entrance enhancements
- Is our Association interested in petitioning the Township to set up a special assessment district that would include Crouner Farms to fund a portion of the improvements? We would need a majority of the members to sign the petition.

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Questions or  
Comments?

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Thank You for  
Attending  
and See You Next  
Year