

# SPRINGBROOK ASSOCIATION

## Membership Newsletter - Nov. 2017

Dear Neighbors -

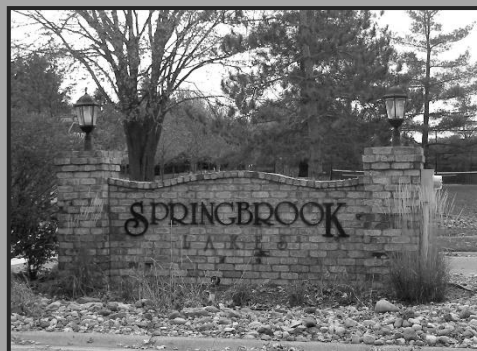
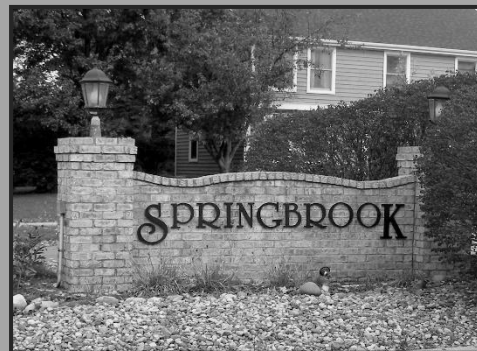
We hope the changing seasons and cooler temperatures are finding you well. The Springbrook Association, incorporated in 1988, is now almost 30 years old and almost all phases of both sides of the association are now filled. There is interest in building on most of the last few remaining lots, and you may see construction beginning on these lots next year.

Since the last Association newsletter there have been several changes with new directors and officers. The all-volunteer board has been focusing on the efficient operation of core association duties, and as the subdivisions age, is focusing on catching up on maintenance rather than focusing on new projects. The board has also compiled past documentation and files, many of which had been lost over the course of multiple past board transitions. These are now available on our website.

We have also focused on ensuring the association is getting the best value out of their dues by reviewing services and what we are paying for them. To make sure we avoid situations where one neighbor is paying their dues, and another isn't, we have also made it a priority to get all member dues caught up, some of which were multiple years in arrears and were facing liens on properties. Currently only four lots are past due, and only one lot is more than one year behind. From a high of close to \$4000 in arrears, outstanding receivables now stand at roughly \$600. The board has attempted to strike a fair balance, ensuring that dues payment and collection is a shared priority while still trying to work with neighbors and friends who may be going through difficult financial times.

Please find important news and information on the reverse side of this newsletter.

*Sincerely,*  
*The Springbrook Association Board*



### Springbrook Association Volunteer Board of Directors

**Greg Ostrander**

- President (March 2017)/  
Secretary

**Darold Boyd**

- Treasurer/  
Vice President

**Sandra Ayriss**

- Website Management

**Mary Ann Boyd**

- Architectural Control Chair

**Tom Nowak**

- Commons Property Maintenance Chair

**Les Searles**

- Election Committee Chair

Springbrook Association  
PO Box 696, DeWitt, MI 48820  
[www.springbrookhoa-dewitt.com](http://www.springbrookhoa-dewitt.com)

## Message from the Board of Directors

Longtime board member Darold Boyd is in the last year of his three-year term and has decided not to seek re-election. Darold is currently both Treasurer and Vice-President. This means that next year we will need a new director, and we will be holding elections for the position. Please join us in giving Darold a hearty thank-you for his three years of volunteer service!

The Association Bylaws call for the Board to consist of 6 Directors, each of which serves a three-year term. Members of the Board then determine who serves as officers. With Darold currently serving as Treasurer, the Board is particularly hopeful that someone with financial experience is willing to serve. Many financial functions are performed by our accountant, *Matthew Accounting*, but a Treasurer is still needed to oversee and audit those duties, and also perform some banking functions.

## Volunteers needed!!!

Association Bylaws stipulate 5 distinct standing committees which can include Board appointed volunteers. Can you serve? None of these committees have had volunteers for some time. The functions of these committees can be found in Article IX of the Bylaws on our website. With the upcoming election, the Board is particularly in need of volunteers to service on the Elections Committee. Please use the Contact Us option on the web site. Volunteers would need to be willing to help prepare ballots and be involved in election integrity.

The Maintenance Committee is always in need of volunteers to help keep costs down. Whether it is helping with the decoration or maintenance of entryways, fall/spring cleanups of common areas, or taking care of the tennis courts there is always much to do! The entranceways will be in need of help for Christmas/Holiday decoration soon.

## What's happened over the past year?

Here are just a few of the things we've been busy working on over the past year:

- Located original bylaws and all covenants
- Updated the website and posted bylaws/covenant material
- Re-established P.O. Box 696 and created new primary email address
- Taken steps to reduce entrance way decoration costs and utility bills
- Created permanent access site for necessary main pond maintenance
- Common walking trail along the river by the secondary pond has been reestablished. Pond drainage/blockage fixed, and erosion halted.
- Ensured regular pond treatments and mowing
- Removed dangerous dead trees from common areas
- Cleaned up and restored visibility in the subdivision entrance ways
- Reviewed and approved architectural requests:
  - two new home construction requests
  - two deck requests, two play structure requests

## Upcoming Dates

**Annual meeting Feb 6th, 2018 (see below)**

## Misc. Announcements

**Tennis court nets.** Nets are scheduled to be taken down in November and will be placed back up once the warm weather returns.

**Sidewalk help please.** Restoring driving and pedestrian visibility has been an important goal. Please help keep the trees that border the sidewalk and roads trimmed for the safety of children. Many pine trees have grown quite large and make walking and biking on sidewalks difficult. If you have trees or bushes encroaching on sidewalks, please consider trimming them back.

**Windy days!!!** With the high winds of the changing seasons, please help keep yards clean by securing your trash and recycle on pick-up dates so that it stays out of neighboring yards.

## Architectural Control

Not all members are aware that the association is divided up into 10 different phases, with each having its own "declaration of restrictions" which sometimes vary. Please visit our website, which now includes more association documents than ever before. The website includes the process for architectural control approval. Some aspects of the website are password protected and restricted to members. If you have lost your password, please contact Sandra Ayriss.

## Mark Your Calendar: Member's Annual Meeting – Feb 6th, 7:00PM

The next annual meeting will be in February of 2018. The board consists of 6 directors, and as mentioned there will be at least one vacancy to be filled at that time. Members will receive a ballot in the mail prior to the meeting, and the ballots will be counted at the meeting for results. Meetings are typically held at the DeWitt High School. Confirmation of the location will be listed on the association website prior to the meeting.