

Message from the Board

Dear Association Members,

The spring is officially upon us and your perennials and landscapes are making our neighborhoods look especially vibrant. Thank you for taking the time to maintain the curb appeal and beauty of your respective property.

From the Board perspective, we continue to build off the fine leadership of last year's Board. We remain focused on maintaining an efficient and effective operation of the core association duties. The all-volunteer board meets on a frequent basis to monitor infrastructure conditions and maintenance of the amenities of the subdivision including the lake, tennis courts, and commons areas.

Kind Regards,

the Springbrook Association Board

2019 Annual Dues Update

As you may be aware, in 2016 there was an effort to increase the maximum dues assessment under our Covenants & Restrictions. At that time, it was the opinion of the Board that a dues increase was prudent to ensure reserve funding and to maintain the important aesthetics of the properties covered by our Covenants & Restrictions, including the neighborhood entries and various common areas that we may *all* enjoy. As is typical with any dues increase, this effort was met with various opinions – both supportive and in opposition.

The efforts to raise the maximum amount per lot ultimately gave way to the consideration of a two-tiered dues structure, with many properties potentially paying at one dues level and those properties on the lake and abutting the river potentially paying a higher level. While controversial, this two-tiered approach was ultimately developed into a proposed ballot vote for the membership to consider. A vote was held, and it was reported that the maximum dues assessment would be raised with the two-tiered approach. As a result, the Board could vote to raise the established dues levels, subject to a maximum \$50 increase for “non-riverfront or non-lakefront lots,” along with a \$100 increase for “riverfront and lakefront lots.” For 2019, the Board sought to implement this increase.

Irrespective of how you voted on this proposal, the practical implementation of the proposal and the delineation of property types to be assessed at different dues levels was unprecedented and proved to be more complex than first thought. For instance, use of the term “riverfront” proved particularly complicated because there are two types of riverfront homes. Several lots in Springbrook and a couple in Springbrook Lakes go to the river's edge. There are also lots in Springbrook Lakes that border on the Commons area. The owners do not own to the water's edge.

Weighing these practical considerations, the Board has voted to return to the \$140 dues level, refunding any overage to those that have paid the \$190 dues level for 2019. It is the intent of the Board to continue with the \$140 dues level for at least 2019 and 2020. If you have not yet paid your 2019 dues, please pay the \$140 amount as soon as possible to avoid penalties and interest. A fair and consistent dues model is extremely important to the association's function.

Important Announcements

Use of Common Areas. If you are a property owner that borders a commons area, please be mindful that the commons area cannot be an extension of your property line. The installation of firepits, invisible fences, or other structures that encroach on the commons area is considered a violation of the covenants and restrictions. Not only do these encroachments interfere with the ability for members to use the common area, it also complicates the necessary lawncare and tree maintenance that is ongoing on common property.

Tennis court nets. The nets have been raised and the courts are ready for Tennis!

Spring Garage Sales: May 17th & 18th will be the official weekend for the Springbrook Association garage sales. If you wish to participate, now is a good time to start taking inventory!

Architectural Control

Please visit your website. Annual or special meeting notifications will be posted on the site and its calendar, including the process for architectural control approval. Visit: www.springbrookhoa-dewitt.com

Current Board of Directors

Brian Westrin – President
Scott Voss – Vice President
Gary Schluckebier – Treasurer
Mary Ann Boyd – Architectural control
Isla Volkens – Secretary
Virginia McGrath - Director

Contact us

If you need to get ahold of us, we encourage members to first visit the association website. The site provides information including electronic copies of the by-laws on the site: <https://springbrookhoa-dewitt.com>

If you need more information, please email using the **Contact Us** link on our website or mail: Springbrook HOA, PO Box 696, DeWitt 48820