



The Reserve at Brookside Newsletter

November 15, 2024

As we approach 2025. We need to alert you on a few items:

- 1) the Annual HOA meeting in November,
- 2) a proposed ratification of one of the bylaws, and 3) a survey on how we can better serve you.

Last year, Springboro Police presented a crime update for our area. To preserve our quiet neighborhood and property values, he made several recommendations. He answered all the questions in a Q and A segment. Many levels of security can be layered in. The most fundamental is to keep yard lights on at night. We will be enforcing it. Keep cars and homes locked at night. We covered the option to hire a management company for the general HOA tasks, and approved a tight budget for 2024.

Annual Meeting: On November 18th at 6pm at the Springboro Public Library. Pizza and some soft drinks will be served. Since 20% attendance (or via proxy) is required to have the meeting, and 80% to amend bylaws, you need to be represented.

Proposed bylaw change: Within the covenants there is a bylaw that stipulates that garbage cans should be “shielded from public view”. The HOA Board would like to amend the wording to be less ambiguous and would like to amend to reflect that garbage cans be “stored within the garage or along the side of the residence”. Is this change relevant to you? Please respond with your opinion and other changes you may wish to propose.

How can we serve you better: The board has been in discussion about how to maintain steady communication with the residents and would like your feedback. The board is here to serve the owners. A survey link below will gather all owners feedback. Would you prefer communication and dues be electronic, or paper only? If you prefer electronic, make sure your e-mail is on file by responding to the address below.



Survey Link: <https://www.surveymonkey.com/r/DPPBYHP>

The 2024 HOA Board Members are:

Paul Hill, Sean Patrick, Nik Ilg, Benjamin Pierce, and Phillip Carr

A strong and active board is needed to protect property values for our neighborhood. This is accomplished by maintaining the common area (entrance to neighborhood), ensuring CCR's are enforced and annual dues paid. A HOA board is required to make this happen.

Selling Your Property

If you are selling your property, have your realtor/title company contact J&J for property certification and current assessment of dues/fees. If you have questions about your HOA dues, fees balance, or property certification you may email or call J&J at office@jjtaxbusiness.com, 937-550-4219.

Property Upkeep

Please remember if your home is not up for sale, at any given time there are usually several other homes on the market. The appearance of any property in the neighborhood can positively or negatively change the value and perception of the neighborhood to prospective buyers. With about five notable exceptions, the neighborhood did a great job of keeping their homes and lawns in good condition in 2024.

Also, please note that the trees on your property that are between the sidewalk and road are the homeowner's responsibility to maintain, trim, and remove when dead. Maintenance of the sidewalk on your property is also a homeowner responsibility.

Most commonly observed CCR violations for homeowners in The Reserve at Brookside:

1. Not cutting and trimming grass regularly and keeping flower beds weed free.
2. Trash cans are not being screened from public view. The most common infraction is leaving them at the curb for long periods of time.
3. Homeowners not obtaining Architecture approval prior to making an erection of, placement on, or alteration of any structure or improvement on any homeowners' lot.
4. Not using a lamp post light from dusk to dawn. Some houses seem to no longer have a lamp post either; this is a safety issue to the neighborhood.
5. Non-payment of annual dues. This year, all delinquent owners will be turned over to legal at their expense in about one week.

You can obtain the full CCR document by visiting the HOA website at www.reserveatbrookside.org.

2025 Budget

Annual dues go toward HOA expenses. Dues for 2025 are **\$200.00** for each property and due on March 1.

Below is a rough estimate for next year, based on 100% of owners paying their dues.

Estimated Dues Collection	\$15,200.00
Expenses	
Miscellaneous	\$575.00
Accounting	\$1450.00
Insurance	\$1000.00
Landscaping/Repairs & Maintenance	\$10,025.00
Legal	\$1000.00

Utilities/Water	\$625.00
Total Expenses	\$14,675.00

Important HOA Contact Information

- HOA Board members: Paul Hill (20 Churchill Ct), Sean Patrick (570 Arbor Hills Dr), Nik Ilg (25 Brighton Ct), Benjamin Pierce (25 Arbor Hills Dr), and Phillip Carr (55 Churchill Ct).
- HOA Board email: brooksidehoareserve@gmail.com *Use this email address to communicate with the board or architectural committee*
- HOA Internet site: <https://reserveatbrookside.org> *You can find CCR's on this website and other important HOA and community information*
- HOA mailing address: The Reserve at Brookside, PO Box 771, Springboro, 45066
- HOA Bookkeeper: J&J Tax and Bookkeeping, 770 W. Central Ave, Springboro, 45066, office@jjtaxbusiness.com, 937-550-4219