***Sweet Brier Condominium Association***

***September 2025 Newsletter***

**Board of Directors.** Ken and Kay were elected as board members at the Annual Meeting which was held on August 18th. Your officers are: President - Sharon Bennett, Vice President - Ken Lazo, and Secretary/Treasurer - Kay Hearn.

**NEO Property Services.** Amy, Valerie and Nick are the names of our new association managers. The contract with NEO Property Services became effective September 1, 2025. Please make sure you send your monthly payment to their PO Box in Perry. If you use the bill pay feature with your bank online, please change the mailing address so your payment goes to the right place. Information on making electronic payments is attached to this newsletter. Checks should always be made out to SWEET BRIER CONDO ASSOC. See NEO’s contact information at the end of this newsletter.

**Project Updates.** The speed bumps, park benches and pond fountain will be removed at the end of October and stored away for the winter. Live sticks will be planted into the creek bank behind Lavender to prevent erosion. The gazebo will be assessed for maintenance and repairs. Bushes and trees will be assessed in October. The entrance and gazebo will be decorated for the Christmas holiday.

**Get Approval First.** Each time you want to make any modification on the outside of your house, get approval from the management company first. You do this by submitting a Request Form to NEO for any replacement or improvement to the roof, door, windows, lights, driveway, patio, plant bed, bushes, porch, fence, etc. of your house and yard. You will receive a letter from NEO once your request is approved (or denied.) Wait for the approval letter before the work begins. A Request Form has been included with this newsletter for future use and reference.

**Fall Grounds Walk.** The Board will be doing their fall walk around the property on October 2nd, to identify maintenance and repair needs that should be addressed before winter. Contact NEO Property Services with any concerns you’d like the Board to review.

**Snow Plow Season.** Munozwill be our snow plow company this season. The contract runs from mid-November to mid-April. Snow will be plowed from the roads and driveways when there is 2 inches accumulation. You are responsible for clearing and de-icing your front door, sidewalk and around your mailbox. Use caution when walking on icy surfaces. Parking on the streets is prohibited when there is snow to plow.

**Bulletin Board** & **Free** **Book Box**. Both are located on the Cornflower cul-de-sac and are there for Sweet Brier residents. Check it out!

 Continued…

**Land Donation Update.** The Board decided not to pursue the land donation as the majority of the homeowners indicated they would not vote to accept the offer. Instead, the land owner will designate a permanent buffer to remain in its natural state as greenspace along the Sweet Brier boundary. The buffer will run from the Cornflower cul-de-sac down to the southwest Jonquil cul-de-sac.

**Financial Update.** The July financial report was handed out at the Annual Meeting in August showing we are on track with the 2025 budget. The Board will start planning in October for the 2026 budget, which will be mailed to all homeowners in December.

**Social Committee.** Many thanks to the Social Committee for organizing so many fun events for the neighborhood. There are a few more events left this season. Watch their FaceBook page, “Sweet Brier Neighbors” for updates.

**Visit Sweet Brier’s website** at [**www.SweetBrierMadison.com**](http://www.SweetBrierMadison.com) to keep up to date with information from the Board about our association, important documentation and meeting updates. This site is maintained by the Sweet Brier Board.

**Trash Pick Up.** Madison Village no longer offers a free junk pick up day. If you have extra trash or large items to be picked up, call our trash contractor, Major Waste (440-254-4929), to make arrangements for pickup. You may be charged a fee. The Lake County dump in Painesville offers a drop off service, see their website for details.

**Next Open Board Meeting** is scheduled for December 10th at 10am at the Madison Library on Middle Ridge Road. All owners are encouraged to attend. Please contact NEO with any questions or concerns.

Thank you for your help in keeping Sweet Brier a safe and beautiful place to live!

**Association Reminders**:

1. A Pond Use Waiver form must be signed and returned to NEO if you, the homeowner, and your guests want to fish in the pond. Children must be supervised at all times.
2. Contractors working on site for the Association are under the direction and supervision of the Board. If you have questions or concerns about their work, contact a Board member or Association manager only, NOT the contractor.

***Sweet Brier Board of Directors***

Sharon Bennett, President (419)515-1642

Ken Lazo, Vice President (440)415-3800

Kay Hearn, Secretary/Treasurer (440)477-6741

[**www.SweetBrierMadison.com**](http://www.SweetBrierMadison.com)

***Amy Gibbons, Valerie Gabor, Nick Martin Association Managers***

NEO Property Services, Inc.

PO Box 187

Perry, OH 44081

(440)289-5271

NEOPropertyServicesInc@gmail.com