***Sweet Brier Condominium Association***

***September 2024 Newsletter***

**The Annual Meeting** was held August 22, 2024 for the purpose of electing a board member for one open seat. Terry Gabor was re-elected for another 3-year term. Here is your current Board of Directors and their remaining terms:

President: Terry Gabor (2024 – 2027)

Vice-President: Sharon Bennett (2023 – 2026)

Secretary / Treasurer: Kay Hearn (2022 – 2025)

**Property Improvements completed this year:**

* Transitioned to new property management company, RG Nieto Company in Mentor.
* Continued to shrink larger mulch beds to grass to reduce maintenance costs.
* Removed dead trees & bushes, replaced as needed.
* Continued to address drainage issues throughout property.
* Painted the Sweet Brier sign at the gazebo entrance.
* Continued to paint utility boxes green to improve appearance.
* Built retaining wall on the northeast corner of the pond.
* Decorated the flower boxes on the bridge with seasonal holiday decorations.

**Improvements upcoming:**

* Fall landscape work: shrink beds, trim trees.
* Apply crack sealing to the roads within the property.
* Remove speed bumps before winter and reinstall in the spring.
* Remove pond fountain in October, replace in spring.
* Decorate the gazebo and entrance area for the Christmas holiday.

**Financial update**: The July financial report was handed out at the annual meeting showing we are on track with the 2024 budget. The Board will start planning in October for the 2025 budget, which will then be mailed to all homeowners in December.

**Invoices for monthly association payments** will be mailed out the week of the 15th. Account numbers remain the same. Payments remain at $166 and are due by the first of each month. A $20 late fee will be charged if not received by the 10th. Make your check payable to “Sweet Brier Condo Association” and mail to RG Nieto Company. See mailing address below.

**Snow Plow contract** has been awarded to Munoz this winter season. The roads and driveways will be plowed when snow accumulates to 2 inches. Intersections will be de-iced as needed. You are responsible for clearing and de-icing you own walk way and around your mailbox. Take care when walking in icy conditions.

**Welcome new homeowners**: We had 5 new homeowners move into the neighborhood since our last annual meeting. Welcome to Tonya (101 Lavender), Ken & Kathryn (129 Lavender), Tom & Pat (731 Coralberry), Sharon (212 Lavender) and Jeff (801 Loganberry). Welcome to Rose & Rich who just moved in last week to 508 Jonquil. Welcome to Sweet Brier!

**Submit a Request Form** each time you are considering making any modification, change, replacement or improvement to the exterior of your home and yard. This includes: roof, windows, driveway, patio, mulch beds, trees, porch, fence, etc. A request form has been included with this newsletter. Please keep it for future use and reference. If you need another one, the form is available from a board member, from the SweetBrierMadison.com website, or by calling RG Nieto Co. Please complete and submit the form to John via US mail or email, so the Board can review. Once approved (or denied), you will receive a letter from Nieto. Please wait for your approval letter before the work begins.

**Many thanks to the Social Committee** for all of the activities and events organized this summer! We’ve gathered for seven social hours, four bingo events, our annual picnic, a fish fry, a fishing contest and a remote-control boat race. We ate walking tacos, snacked on treats made by neighbors, played the Got It game many times, and even more! There’s one more social hour on September 18th and the Soup Cook Off on October 9th. Please join us!

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

**Reminders**:

1. Update your address if you leave town for the winter months. Nieto’s contact info is below.
2. Trash cans may be put at the curb on Sunday night no earlier than 7pm, for early Monday morning pickup.
3. The speed limit is 15 mph throughout the property. Stop signs at the corners mean STOP the car. Too many vehicles are driving right past the signs and speeding around the corners and streets. SLOW DOWN for safety, for our children, our walkers and our dogs.
4. Clean up after your dog immediately when walking around the property. Do not leave surprises for others to clean up.
5. The next Open Board Meeting will be in December. Watch the website for more information. All homeowners are encouraged to attend.

***John Call, Property Manager***

RG Nieto Company

6078 Pinecone Dr.

Mentor, OH 44060

(440)639-2672

[**john@rgnietoco.com**](mailto:john@rgnietoco.com)

***Sweet Brier Condo Association***

Terry Gabor (440)343-1483

Sharon Bennett (419)515-1642

Kay Hearn (440)477-6741

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