***Sweet Brier Condominium Owners Association***

***April 2025 Newsletter***

**The 2024 end of year financial report** is included in this newsletter. The good news is that we ended the year on budget and the other good news is that our monthly association fee remains at $166 per month for 2025!

**Spring Maintenance.** Walk around and inspect the outside of your house, patio and driveway. Now is the time to address any needed repairs and maintenance to keep your home safe and looking nice. The front door, shutters, garage door trim, porch and propane tank may need to be painted. The siding, patio, roof, gutters, and fence may need to be power washed to remove mildew and dirt. The beds along the side and back of your house may need to be weeded and mulched. If you need help getting the work done, ask a neighbor for recommendations or check out the Sweet Brier website for contractor names. See enclosed flyer to sign-up for power washing.

**Submit a Request Form** each time you are planning 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; 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. Complete and submit the form to Nieto 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.

**Munoz Landscaping Co** has been hired again as the landscape contractor this season. The contractstarts in April and runs through November. As weather permits, Munoz will be coming in to clean up the property for spring and repair the damage from winter. Munoz maintains all lawns on the property, the front beds of each unit and all common beds. Once the season gets started, mowing day/landscape day is Wednesday. All front beds and common beds will be weeded, trimmed and mulched with black mulch by Memorial Day. You are responsible for weeding, trimming and mulching your side beds and back beds, using black mulch. You are to water grass seed and plants that the landscaper has planted near and around your driveway and unit.

**Projects for 2025** are under review by the Board of Directors. Their spring grounds walk will be conducted in April and May looking at maintenance and improvements needed on the property. The pond fountain has already been installed. The speed bumps and park benches will be placed on the property in April.

**The bulletin board** and the **free** **book box** located on the Cornflower cul-de-sac are for Sweet Brier residents. Check it out!

**A land donation of 2 acres** has been offered to Sweet Brier to extend our greenspace and common area and to maintain our privacy. The 2 acres is a strip of land (about 100 feet wide) behind the homes on the south side of Coralberry, starting at the cul-de-sac by the bulletin board and book box, down to the homes on the southeast side of the Jonquil cul-de-sac. Currently, this strip is full of trees and overgrown vegetation. In order for Sweet Brier to accept this donation, it must be voted on and approved by 75% of its homeowners. Once we accept the donation, the land will then be owned by the Sweet Brier Condo Owners Association. There will be a cost of ownership if certain types of improvements are made to the land. In its current state of greenspace and vegetation, the cost of ownership is almost nothing. More information on this topic will be shared over the next couple of months. Contact a board member if you have questions.

**The next Open Board Meeting** is Wednesday, April 16th at 10am at the Madison Library on Middle Ridge Rd. All homeowners are encouraged to attend. This meeting typically lasts about 30 minutes. Homeowners are then excused and the Board goes into Executive session.

**Save the Date! The Annual Meeting** is scheduled for Monday, August 18, 2025 at 6:00pm at the Madison Library on Middle Ridge Rd. The purpose of the meeting is to elect board members. One seat, a 3-year term, will be open this year. Kay’s term expires in August and we hear she will be running for re-election. If you are interested in running for the open seat, send a letter to Nieto. The formal meeting notice and proxy form will be mailed out to all homeowners of record in June.

**Trash pickup** will be delayed one day for Memorial Day. Instead of Monday, our trash will be picked up on Tuesday, May 27th. Then in September, our trash will be delayed one day for Labor Day and will be picked up on Tuesday, September 2nd instead.

**Invoices for monthly association payments** are mailed out around the 15th of each month. Even if you do not receive an invoice, payment of $166 is due by the 1st of each month. A $20 late fee is charged if payment is not received by the 10th. Make your check payable to “Sweet Brier Condo Association” and mail to RG Nieto Company. See mailing address below. If you want to go paperless, you may opt in for email invoices which includes a link to make a payment online. Contact Nieto for the opt in form.

**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.

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

**Association Reminders**:

1. **Trash cans** and recycle bins may be placed at the curb on Sunday night no earlier than 7pm, for early Monday morning pickup.
2. 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.
3. **All dogs** must be on a leash when outside. Clean up after your dog immediately, even in your own yard. Respect your neighbor’s privacy and stay away from their house and front beds.
4. **Feeding wildlife** is prohibited. Bird feeders are fine, as long as you clean up the droppings on the ground. Ground feeding the wildlife causes infestation and nuisance. Let’s keep our property safe.
5. A **Pond Use Waiver** form must be signed by the homeowner and returned to Nieto so that you and your guests can fish or run remote controlled boats in the pond. All children must be supervised by an adult at all times.
6. **Contractors** work for the association and are under the direction of the Board of Directors. Do NOT interfere with any work being done on the property or redirect the contractor in any way. Contact a board member instead for questions and concerns.
7. **Contractor yard signs** are prohibited. If you are happy with the contractor’s work, get a business card and pass it along to your neighbor or a board member.

***Sweet Brier Condo Owners Association***

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

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