

# **SPRINGFIELD GLENN COMMUNITY ASSOCIATION INC.**

## **SUMMER 2013 NEWSLETTER**

- **Please note:** Covenants state that trash containers must be kept inside of buildings. We are receiving complaints about violations of this rule. **Could we please keep our community looking respectable and clean – keep garbage cans inside.**
- Parking in turn-around areas continues to be an issue at this time and can cause real problems when violated.
- Pets are to be kept on a leash when outside and tethering them is not allowed.
- Loose or fallen lumber under the threshold of your patio door (outside) may need replacement or reinstallation. Please notify us by before September 30<sup>th</sup> if this needs to be done.
- Bird/rodent covers for dryer and half-bath vents - 620 covers were replaced this spring to prevent birds or rodents from nesting in your dryer vents to protect from fires caused by nesting materials.
- Rotation painting – painting, including garage doors, front doors and all exposed wood surfaces began in July and is scheduled to be finished by August 25<sup>th</sup>.
- Fences-some divider fences between patios are leaning and need straightening. Please notify us by September 30<sup>th</sup> if you need this to be corrected.
- Bush/tree trimming-Adams Landscaping has completed most of the seasonal trimming. Work should be done by end of September.
- Sidewalks-We have had several complaints from pet owners that cyclists have been crowding them off of the sidewalks. Cyclists please yield to pedestrians.
- Trees-More than 50 saplings have been planted to replace ash trees.
- SGCA New Website is: [springfieldglen.org](http://springfieldglen.org)

**WE ENCOURAGE EVERY OWNER TO REGISTER!! THIS WILL ALLOW ALL TO MONITOR THE ACTIVITIES OF OUR ASSOCIATION AND ALSO ALLOW ALL TO COMMENT VIA THE “DISCUSSION”.**

- Fourth quarter dues should be paid by October 1st. Payments should be mailed to:

Mailing address:

BND Commercial c/o SGCA  
1021 S. Calhoun St. Suite One  
Fort Wayne, IN 46802

Property Management Contact:

Brian Geeting (President)

Phone: 260-421-1923

Emergency phone: 260-407-0900 (24 hours)

email: [bgeeting@bndcommercial.com](mailto:bgeeting@bndcommercial.com)

Deb Lucas (Financial)

Phone: 260-421-1924

email: [dllucas@bndcommercial.com](mailto:dllucas@bndcommercial.com)

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**YOUR ASSOCIATION MAY BE CHARGED SERVICE CHARGES EACH TIME A CONTRACTOR MAKES AN INDIVIDUAL TRIP. REPAIRS WHICH CAN BE SCHEDULED TOGETHER (SUCH AS THRESHOLDS AND PATIO FENCES) CAN SAVE UNNECESSARY TRIP FEES AND BUILD RESERVES FOR FUTURE ITEMS. THANK YOU FOR YOUR COOPERATION IN OBSERVING ABOVE DEADLINES (PATIO FENCES AND PATIO DOOR SILLS).**

FIRST AMENDMENT TO THE BY-LAWS OF SPRINGFIELD GLEN COMMUNITY ASSOCIATION, INC.  
AS APPROVED BY THE MEMBERS AT THE ANNUAL MEMBERS MEETING ON 11/04/2012

ARTICLE III

Meetings of Members

Section 1. ~~Annual Meeting.~~ The annual meeting of the members of the Association shall be the *first Thursday of November at 6:30 pm.* In the event the meeting cannot be held on that date, the Board of Directors will designate another date, time and place in the month of November.

ARTICLE IV

BOARD OF DIRECTORS: SELECTION; TERM OF OFFICE

Section 2. Term of Office. A Directors term of office shall be for *three (3) years, and each Director shall hold office until his or her successor is elected or until his or her earlier death, resignation or removal from office. There shall be no limit on the number of successive terms on the Board any director may serve. The three year terms shall be staggered as initially determined by the board of directors.*

## SPRINGFIELD GLEN MAINTENANCE RESPONSIBILITY GUIDELINE

A=ASSOCIATION

O=Owner

Air conditioner	O	Dryer vent:	
Furnace	O	Inside wall	O
Roofing & roofing attachments	A	Exterior	A
Skylights:		Smoke detector	O
Leaking:	A	Vent pipe or line	O
Replacement:	A	Birds nest removal	O
Gable vents	A	Hose/spigot repair-replace	O
Gutters:	A	Mail boxes	Post Office
Downspouts:	A	Patio divider/repair-replace	A
Exterior siding	A	Concrete:	
Windows:		Minor/Major slab repair	O
Broken Glass	O	Front porch	O
Thermal seal	A	Sidewalks	A
Screens	O	Driveway	A
Exterior trim	A	Commons	A
Exterior caulking	A	Patio pads	O
Washing	O	Sewer Stoppage:	
Patio Door:		Inside unit	O
Repair/replacement	A	Outside unit	A
Broken glass	O	Water supply:	
Thermal seal	A	To meter & meter	City
Paint:	A	Inside meter	O
Caulking:	A	Exterior light fixtures:	O
Washing	O	Contact BND	
Track	O	Exterior front door:	
Locks	O	Repair	A
Landscaping:		Replace	A
Shrub pruning/replacement	A	Paint	A
Mulching:	A	Door knob/lock	O
Weeding	O	Keys	O
Borders/edging	A	Garage floor	O
Turf (mowing & fertilizer		Garage door assembly:	
Maintenance	A	Repair/replace	O
Replacement:	A	Damage by owner	O
Snow removal	A	Bad by age	O
Storm doors	O	Personal property damage from leaks:	
Doors, other	O	Window treatments	O
		Carpet	O
		Personal belongings	O
Interior damage due to leaks, fireplace, etc:	O		

**NOTE:** All other damage to buildings or common grounds due to negligence or neglect from owners or guests/tenants is owner responsibility.

Revised July 2013