

SUNNYBROOK NEWSLETTER

MAY 2023



MAY GREETINGS FROM THE BOARD

Greetings Sunnybrook residents! This year is certainly flying by!!

Over the last few years there's been a growing call for additional and newer, enhanced ways for the residents to communicate with the Association and for the Association to communicate with its members. We have a wonderful newsletter and a website that is starting to take shape for general information about the community and we will soon be introducing the Sunnybrook Individual Owner Portal that will be ready for roll out next month!! (Example Owner Portal page attached)

We are also pleased and excited to announce that Jim McGrath has accepted the position of Community Association Manager here at Sunnybrook!! Jim comes with a range of experience and we believe he has the skills necessary to be successful in caring for the property and the residents here at Sunnybrook!! Jim will start his position on August 1st, 2023 and will work together with Bob Sneve for several months. Please help us in congratulating Jim on his new position!! We look forward to working with Jim in his new position here at Sunnybrook!!

Happy Spring Sunnybrook!!

SUNNYBROOK BOARD OF DIRECTORS

Ron Maldonado	Paul Bennett
President	Vice President
<i>Ron Maldonado</i>	<i>Paul Bennett</i>

James McGrath	Pam Erskin	Larry Jett
Treasurer	Secretary	Director
<i>James McGrath</i>	<i>Pam Erskin</i>	<i>Larry Jett</i>

Abel Gallegos	Phyllis Galvin
Director	Director
<i>Abel Gallegos</i>	<i>Phyllis Galvin</i>

SUNNYBROOK OWNER PORTAL UPDATE

The Board continues to work on the Sunnybrook Owner Portal roll out!! The portal is going through final testing before the proposed community-wide roll out scheduled for June 6, 2023. As that time nears, you will receive information regarding how to log into the system etc. The portal will include access to your specific unit so you can:

- Check your associations account transaction and make a payment
- Update your resident profile with the latest information
- Check on any open or pending compliance items
- Submit maintenance requests to get things done
- Access the latest documents uploaded by your community
- Contact your board or association manager

This is a secure system specific to YOUR UNIT and will only be able to be accessed by the property owner.

NOTE: If you sell your unit, your information WILL NOT be carried forwarded to the new owner – it's personal to YOU. Any new owners would set up a new account for the condo unit.

ALSO NOTE: Use of this tool is OPTIONAL – you are not “required” to use it if you prefer not to.

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HAPPY SPRING!

CONDO BUSINESS MATTERS



NEW PROPERTY MANAGER HIRED

Congratulations to Jim McGrath who has accepted the position of Community Association Manager here at Sunnybrook!!

Jim will start his position on August 1st and will work together with Bob Sneve for several months before Bob retires near the end of the year.

COMPLIANCE INSPECTIONS UPDATE

On April 3, 2023, Sunnybrook Condominium Association Inc. mailed letters to all owners notifying them that effective immediately - and on going forward - the use restrictions for Sunnybrook Condominium I-XI will be uniformly enforced by the Association. That being said, please work to get your units in compliance ASAP. Thank you for caring for YOUR Community!!

Any questions can be referred to the Sunnybrook Office:

- Carport Compliance Matters (Esther will be coordinating)
- All Other Compliance Matters (Bob is coordinating)

PHASE 3 AND PHASE 7 55+ VOTE

Reminder: The vote deadline to change **Phase 3** (Buildings 2,3,4,5,6 and 7) and **Phase 7** (Buildings 10,11,12, 13 and 14) to 55+ has been extended until June 19, 2023. If you own a condo in Phase 3 or Phase 7 and have not yet voted, please take the time to cast your vote!! Thanks so much!!



SPRINKLER REPAIRS

The maintenance team has been working on the sprinkler repairs over the past couple of weeks. As of April 26, 2023, the system has been repaired and is up and running (there was a blown line in "Sequence 4" which affected the subsequent sequences) If you see any sprinklers that are misfiring or sprinkler heads that are stuck in the "up" position when not watering the grass, please let the office know. Most sprinklers are timed to water the grass in the evenings and therefor would not be noticed by the maintenance staff during their routine inspections. Thank you for your help in this matter.

KEY FOB UPDATE

The Board continues to explore acquiring Key Fobs for each condo owner that would allow access to all (locked) amenities (Ex. Pool, Clubhouse) This has been in the works since last year and will soon be a reality!! Timers would be set up to provide access during the currently listed hours and prevent access during "closed" hours. (Ex. You would not be able to access the pool after 10:00pm when it's closed) Stay tuned for more info!!

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POOL NEWS

POOL HOURS

The pool is now open until 10:00pm with the gate being locked promptly at 10:00pm. Let's all be courteous about the closing time.

POOL ETTIQUITE

Warmer weather = more people in the pool. Please ensure that you – and any of your guests – continue to adhere to all of the pool rules as well as being respectful of others using the pool. Thank you for your cooperation in this matter.

Speaking of respectful

Which of these activities DO NOT belong at a community pool?

- (A) Relaxing
- (B) Sunbathing
- (C) Swimming
- (D) Talking on SPEAKER PHONE

If you guessed (D) you're correct!!



Please refrain from taking your personal calls on speaker phone while at the pool. Other community members will greatly appreciate this.

NEW POOL SEATING AREA



Thank you to the Activities Committee - and everyone that participates in activities - for the new furniture in the pool seating area (scheduled to be delivered the first week of May) This furniture was purchased with profits from our activities!!

POOL AREA IMPROVEMENTS

As many residents (and their Easter Recess guests) know, the pool had to shut down for a couple days for some repairs last month.

Subsequently, on April 4th a new automated chlorinator was installed at the pool. This new chlorinator continually monitors the chlorine and Ph levels in the pool.



Here are some of the smiling faces that were super happy the pool reopened!!



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HAVE YOU NOTICED THE NEW SIGNS AROUND SUNNYBROOK??

The Board of Directors has been working the past couple of months to upgrade the signage at our Community. These signs remind us of existing rules and regulations including:

- Speed Limit Signs (15 MPH)
- Stop Signs
- Pool Rules Signs
- Private Property / No Trespassing
- 24 Hour Video Surveillance
- Tow Away Zone



TENNIS AND PICKLEBALL COURTS

“If you see something ... say something”

Hey Sunnybrook!! Let’s all do our part to keep our new Tennis and Pickleball Court in GREAT shape!! The courts are NOT for riding scooters or bikes!!

Thank you to all of you that adhere to this rule - and ensure that your visiting guests also adhere to this rule.

If you see anyone on the courts with bikes/scooters, please give them a FRIENDLY reminder that this is not allowed.



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HAPPY SPRING!



Another wave of our “Snow Bird” friends headed home last month. We miss you already and look forward to seeing you again in the Fall!!

Have a great summer!!

* WAYS TO KEEP IN TOUCH WHILE YOU’RE AWAY *

FACEBOOK

Sunnybrook Community Neighborhood Page
Sunnybrook Marketplace

WEBSITE

Sunnybrooknpr.com

ACTIVITIES UPDATES

THURSDAY BOWLING



Congratulations Abel!!!

4 Strikes (3 in a row!!) and a 183 game!!

WATER AEROBICS AND WATER VOLLEYBALL

Water aerobics and water volleyball continue to draw a GREAT crowd!! There is always a lot of fun, fellowship and laughter!! And of course EXERCISE!!

If you haven’t joined us yet, please consider joining us!! We’d like to continue these activities year round!!



WATER AEROBICS

M-W-F 10:00 – 11:00am

WATER VOLLEYBALL

M-W-F 11:00 - Noon

Volleyball Questions?? See Veronica Ford

TEXAS HOLD ‘EM FUN!! Come join the fun!!

Sunday 2:00pm
Wednesday 6:00pm
Saturday 6:00pm



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ACTIVITIES THAT ARE CONTINUING IN MAY

**** AS LONG AS WE HAVE PARTICIPANTS ****

BINGO: Thursdays at 7:00pm
(Year-Round)

EUCHRE: Fridays at 1:00pm in the Clubhouse
Just show up

PICKLEBALL: Tuesday, Wednesday, Thursday
and Saturday at 9:00am and
Sunday at 6:00pm
(Year-Round)

TENNIS: Sundays 10:00am
Tuesdays and Fridays 6:00pm
(Year-Round)

Learn Tennis Wednesday 11:00am
(contact Laura Baker (802) 598-1549)

WALKING EXERCISING (CLUBHOUSE):
Monday, Wednesday, Friday 10:00am
(Year-Round)

WATER AEROBICS AND VOLLEYBALL
(Year-Round Weather Permitting)

AEROBICS: Monday, Wednesday, Friday
10:00am

VOLLEYBALL: Monday, Wednesday, Friday
11:00am

CARDS:

All are on going (as long as we have participants)

- Texas Hold 'Em (Year-Round)
- Ladies Push Rummy
- Mahjong (will be starting again in JUNE)
(See Veronica Ford for details)



INTERESTED IN PLAYING BRIDGE

(in the Clubhouse on Fridays at 12:30pm)??

If so, please contact Carol Sammartano at
(727) 849-4110 (leave a message if no answer)

IT'S NEVER TOO EARLY TO START THINKING

ABOUT 2024 ACTIVITIES SIGN UPS!!



2024 8 BALL EARLY SIGN UP

If you are interested in playing 8 Ball next year,
there is a Sign Up Sheet on the Bulletin Board in
the Clubhouse.



2024 BOCCE EARLY SIGN UP

Jerry and Schelli Realmuto and Darwyn and
Connie Rigel will be taking over the Bocce League
from Ken and Rose Malone (who have moved).
If you are interested in playing Bocce next year,
contact Schelli Realmuto at (585) 703-5752.

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PANCAKE AND SAUSAGE BREAKFAST

A great time was had at the Pancake and Sausage Breakfast on April 1st!! Everyone left with their bellies full of yummy pancakes!!



A big thank you goes out to Phyllis and Bob, Connie, Schelli, Mary and to everyone else that helped or participated in the Pancake Breakfast!!



POT LUCK AND GAME NIGHT

Look at all the yummy food that we had at our Pot Luck and Game Night on April 15th!! This FREE event was cleverly named a "Zero Tax Party" in honor of Income Tax payment day (LOL)

Thank you to all that participated in this party!!



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MAY EVENTS

Our Activity Committee Coordinators will be heading home for the summer. If you have an idea for a social gathering this summer, please feel free to check with the office to see if the clubhouse is available and present your activity plan to the office for Board of Directors review/approval.

WE WILL MISS YOU KEN AND ROSE MALONE

A farewell party was held for our friends Ken and Rose Malone as they move from Sunnybrook to their new home.

Thank you for all you did for Sunnybrook!! Ken and Rose managed the Bocce League and Ken was instrumental on getting our Tennis and Pickleball Courts replaced (AND without a Special Assessment to our HOA fees) We will miss you guys!!



PHYLISS AND BOB GALVIN ANNIVERSARY PARTY

An Anniversary Celebration for Phyliss and Bob Galvin will be held in the Clubhouse on Saturday, May 6, 2023. If you would like to attend, please RSVP to the number below.



SUMMER NEWSLETTER REMINDER



The combined **June/July Newsletter** will be published July 1st.



MAY BOARD OF DIRECTORS MEETING:
Wednesday, May 24, 2023 at 7:00pm

JUNE BOARD OF DIRECTORS MEETING:
Wednesday, June 28, 2023 at 1:00pm

All community members are always welcome!!