

# SPRINGBROOK CONDO NEWSLETTER

Information and Updates from Ron Maglieri and the Board of Directors

June 2010

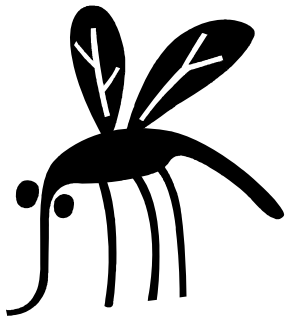
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## **MOSQUITOES:**

Dr. Jose Montero, NH's Public Health Director, anticipates a banner year for mosquitoes. Armed with information from professionals (Granite State Chemical), the Springbrook Board of Directors considered the pros and cons of spraying the Springbrook property. We weighed its risks and expense against the anticipated effectiveness, and have concluded that spraying is not a practical option.



Dr. Jose Montero has said that it is easier to protect ourselves from mosquitoes than to eliminate them. There are steps that we all can take to lessen our exposure to mosquitoes and thereby the risk of contracting the EEE or West Nile virus. Avoid being outside at dawn and dusk. Officials from the Dept of Health & Human Services suggest light colored clothing: long pants, long-sleeved shirts and socks. They also suggest repellents that contain 10 to 30% DEET. Repellents should be sprayed on the outside of your clothes and not directly on your skin. (Source: WMUR)

## **Note**

According to the July 2010 issue of Consumer Reports, the 2 best bug repellents are:

*Off! Deep Woods Sportsmen II (30% deet)*

*Cutter Backwoods Unscented (23% deet)*

**THE SHED FIRE:** Immediately after the May 4<sup>th</sup> fire in the shed at building # 9, a few things happened: the insurance adjuster conducted an inspection; repairs were made to the interior of the unit that sustained damage; Power Pro Electric inspected the shed heaters in every building (every building has 1 shed that houses the water meter and a heater to keep the pipes from freezing); and 3 contractors submitted bids to repair the damage to building # 9. The work was awarded to Mac's Home Improvement on June 10<sup>th</sup> and they began demolition the following day.

The board is still reviewing options / alternatives to space heaters in sheds that contain water meters. We'll keep you posted.



## **CHECK OUT THE WEBSITE:**

Springbrook has a new and updated website! Thanks to volunteers who gave of their time and expertise, we are up and running! Go to: [www.springbrookcondos.com](http://www.springbrookcondos.com) We hope to introduce new features as we move forward. Thank you, thank you to Ann Wallinger and Jason Gruce!



## **DOG LICENSING:**

All dogs living in Portsmouth must be registered with the City Clerk's office. Puppies 3 to 7-months-old are charged \$6.50. Dog licenses are \$9 for male or female dogs, but \$6.50 for dogs with proof they have been neutered or spayed. Senior citizens over 65 may register one dog annually for \$2. For more information, contact the City Clerk's office at 610-7207.

### **1<sup>st</sup> FLOOR DRYER VENTS:**

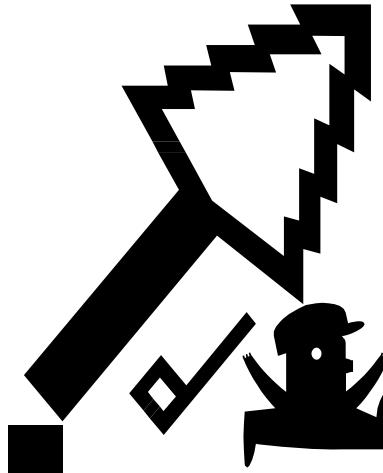
We have recently received a number of inquiries about improved venting for clothes dryers. There is some history to this subject: When Springbrook was built, the first floor unit dryers vents were tubing that weaves its way through the ceiling joists above the kitchen, both bathrooms, master bedroom, and finally exits the building at the vent you see above the window outside your master bedroom. After 20 plus years, the plastic is brittle, lint and water has collected in the low spots and the venting system is inefficient at best. This inefficiency results in l-o-n-g drying time, higher energy costs, etc. In 2001 we sought assistance from Portsmouth's Fire Marshal and Building Inspector, as well as a representative from Northern Utilities, to help us develop an engineered solution to the problems with 1st floor clothes dryers. Working collaboratively with Tim Little, P.E., Noblin & Associates (the same engineer who developed the specs for our new roofs, vinyl siding project, etc) specifications were developed that met our objectives and complied with the city's fire and building standards.

*Note: While 2<sup>nd</sup> floor dryer vents seem less problematic, there is an engineering spec to improve the venting of 2<sup>nd</sup> floor dryers as well.*

If you are interested in receiving a copy of the approved specifications, drop a note in the "2000" mailbox (at the back of the mailhouse). A copy of the specs, together with an approval request form, will be sent to you.

### **AN AMAZING SIGHT!**

On June 3<sup>rd</sup> a "micro burst" blew through Portsmouth and sheered off a huge branch of a pine tree that fell onto building # 2. It landed on the slanted roof above the stairwells, its branches puncturing holes in the roof. It was an amazing sight! Emergency repairs were made to keep the rain out of the 2<sup>nd</sup> floor units. Meanwhile, the insurance adjuster was back at Springbrook as were contractors who are working up their bids to make the necessary permanent repairs.



### **BAT HOUSES?**

Did you know that a bat will eat 3000-7000 mosquitoes per night?! These nocturnal animals can eat half their weight in gnat-size insects in an hour. Thanks to the efforts, in 2001, by Joan Hamblet and Nancy Knapp, we have all become better informed about these creatures who reside in our midst. In 2001 we installed 2 bat houses on trees at the far side of the pond. Bats will roost in a house of this type during the day and forage for insects at night.

**CLUBHOUSE:** Regrettably our clubhouse has sustained damage from vandalism in recent years. We have reviewed the lighting at the clubhouse, asked the Portsmouth Police to do "drive bys" and have had the lower branches of the trees along the pool fence removed. In addition to these measure, we need your assistance. If you see suspicious behavior around the pool of clubhouse, please report it to the Portsmouth Police Dept at 427-1500 or 436-2145.

**TENNIS COURTS:** Please be reminded that the tennis courts are to be used only for playing tennis. It seems obvious but, we will remind you here that bicycles, dogs, skateboards, scooters, etc. are not allowed on the courts. (Please be sure that your children know these rules.)

**SWIMMING POOL:** We think everyone agrees that the slight delay in opening the pool for the season was worth the wait! The pool was drained, its surfaces ground smooth, power washed, and painted. The decorative tiles were repaired or replaced, and the deck cracks were repaired. New skimmers and a safety lock for the ladder were installed and the pool was filled with sparkling clean water! Enjoy!

