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SPRINGBROOK NEWSLETTER

Engineer's Report Update:

As previously reported, Noblin & Associates has completed the Springbrook Condominium *Condition Survey and Reserve Study* (hereafter referred to as the Report). The purpose of the Condition Survey was to assess the condition of the existing condominium structures and facilities and deficiencies in their design and/or construction. The purpose of the Reserve Study was to determine the funding requirements for anticipated replacement and refurbishment of the condominium common facilities. A copy of this Report is available for your review at The Commons' office located at 28 Cedar Road, North Hampton, New Hampshire (Phone us if you need directions). Copies of the Report are available for purchase at the cost of printing, \$4.00.

The Board is moving forward to develop a plan to implement the Report's recommendations. To that end, the Board has had the Report reviewed by an attorney and is seeking the assistance of an accountant in developing a financial plan to address the cost of these repairs.

An informational meeting is being planned for March to be held at the Clubhouse. Prior to the meeting you will receive details of a financial plan (outlining payment options i.e., special assessment or bank loan) and hopefully, you will have reviewed the Report. Tim D. Little, P.E. of Noblin & Associates, author of the Report, will be at the meeting to explain elements of his findings and to answer questions you may have. Please avail yourself of the Report, study it, and plan to attend the informational meeting. (March date to be announced).

Welcome to New Neighbors:

Unit #104 – Renate Plitzko
Unit #202 – Richard Ottino
Unit #315 – Christine Eaton
Unit #504 – Mary Ann Pearson

Window Grid Update:

Our thanks to those of you who have responded to our reminder regarding the replacement of missing window grids. For those of you who have already complied, thank you. For those of you who have yet to replace missing grids, kindly do so. If you have any questions regarding this matter or need information about where to purchase replacement grids, please phone The Commons at 964-7944.

Ice Skating:

Skating on the pond is strictly prohibited.

Parking:

We have been asked to reprint these reminders regarding parking:

1. Each unit is limited to 2 vehicles.
2. If you have a 3rd, it must be parked in an "overflow" lot. Overflow lots are the club house lot and the areas identified on the map below. (Obviously, the overflow area of a parking lot is the area that is *away* from the units for whom that is a primary lot).
3. Do not block sidewalks or paths.

Waste Lines:

To avoid costly repairs, please ensure that feminine products are not flushed down the toilet.

Meeting Reminders:

- ◆ The next regularly scheduled Board Meeting:
Saturday, February 20th at 8:00 a.m. at the Clubhouse
- ◆ Informational Meeting (regarding Report):
Saturday, March date to be announced, at 10:00 a.m. at the Clubhouse.

