

SPRINGBROOK CONDO NEWSLETTER

SEPTEMBER 2001

2000 Springbrook Circle, Portsmouth NH 03801

(603) 430-8715

www.springbrookcondos.com

RED TAG UPDATE:

As reported in last month's newsletter, Northern Utilities is now enforcing a code that requires 50 cubic feet of air (make up air) per 1000BTUs of input (your appliances). If, in addition to your furnace, you have a gas stove, gas hot water heater, and clothes dryer, you probably do not have sufficient cubic feet of make up air to meet this code. The code requires that you compute only the cubic space of *air that is not beyond a door that can be closed*. This excludes the cubic space in both bedrooms and baths. To assist those of you who may be effected by this, the Board has sought remedies. We met on August 15th with Northern Utilities, the city's building inspector, fire marshal, and Tim Little, P.E.. One way to increase the make up air is to draw in outside air by installing a mechanical vent. Drawings that detail the installation of such a vent were prepared by Tim Little and reviewed by the city's building inspector and the Board. When the recommended revisions have been made, the drawings will be reviewed

again by the city's building inspector, the Board, and Northern Utilities. Once approved, these drawings will be provided to any unit owner who requests them.

The cubic space of makeup air can also be increased by creating a "permanent opening" into the bedrooms (thereby including the cubic air in the bedrooms in the ratio to BTUs). According to Northern Utilities, louvered doors could be considered a "permanent opening".

The 2 remedies described above involve increasing the make up air in the equation. One unit owner chose instead to decrease the BTUs in the equation and replaced his gas stove with an electric stove.

If you are effected by this issue and wish to address it by increasing the make up air via a mechanical vent, please let us know. As soon as the drawings are approved we will make them available to any unit owner who requests them. Your heating/plumbing contractor can assist you in evaluating your choices.

DRYER VENTS:

When on August 15th the Board met with Northern Utilities, the city's building inspector and fire marshal, and Tim Little to discuss the first "red tagging" of a furnace, it was clear that the remedy being discussed for increasing "make up air" for the furnace, might also afford an opportunity to improve the venting of 1st floor dryers. Accordingly, the mechanical drawings developed include (in addition to the remedy for increasing make up air) an alternative to the current venting of 1st floor dryers. If you are a 1st floor unit owner and are interested in receiving the information about this alternative, let us know. As soon as the drawings are approved we will provide them to any unit owner who requests them.

AIR CONDITIONERS:

Please arrange to have your window a/c removed by October 15th. Thanks!

AMERICAN FLAG:

When the Board met on September 19th it was unanimously agreed to explore the cost and feasibility of installing a flagpole at our entrance.

STORAGE SHEDS:

Your neighbor Jack Durkin has volunteered to help the Board identify the sheds that house utilities so that we can record their location on our site plan. Thanks Jack!

ANNUAL MEETING:

Four (4) board members were elected at the annual meeting on September 8th. Two *new* board members, Deborah Lavasseur and Paul Marston join re-elected Bess Mosley and Lou Nardi. These four, together with Dean Savramis, George Ricker, and Bernie Boutin, comprise Springbrook's seven member Board of Directors. The new Board met and elected its officers

- President: Bess Mosley
- Vice Pres: Dean Savramis
- Treasurer: Lou Nardi
- Secretary: Bernie Boutin
- Trustee: George Ricker
- Trustee: Paul Marston
- Trustee: Deborah Lavasseur

THANKS:

Out going board members Ellen Forcier and Laura Vandegriff have given 2 years of volunteer service to the community of Springbrook. Thanks to you both!

ANNUAL REPORT:

The annual report of the Board of Directors is being mailed to any unit owner who was not present at the annual meeting.

NATURE TRAIL

CLEAN UP DAY:

The Grounds Committee has planned a nature trail clean up day for Sunday, Oct 14th. If you are not familiar with the Mirror Pond Nature Trail here at Springbrook, treat yourself and join the Grounds Committee at 10am on Sunday, Oct 14th. Meet in the parking lot between bldgs 5 and 6 at 10am. Wear long pants and bring work gloves and clippers if you have them. (Rain date: Sunday, Oct 21st)

2000 MAIL BOX:

Mail delivered to the 2000 box *inside* the mail house is picked up six (6) days a week. Mail deposited after 3pm might not be received until the next day.

SCREENS & GRIDS:

We have salvaged some discarded screens and window grids from bldg 3. If you have missing or broken screens or grids, let us know. Leave a message with the answering service 430-8715 and someone will call you back.

PARKING:

Please be reminded that each unit is allowed 2 parking spaces. Parking is particularly limited in the lots between bldgs 5&6 and 8&9. *Please* obey the rules, be considerate of your neighbors, use an overflow lot. Your cooperation is appreciated.

A CALL FOR VOLUNTEERS:

Would you be willing to help distribute the monthly newsletter? If you are interested in helping and want more information, please leave a message with the answering service 430-8715 and someone will call you back. Thanks!

DO NOT FLUSH:

In recent years, sewage backups have cost us thousands of dollars and immeasurable grief for some of your neighbors. Please, do not flush feminine products, diapers, even cigarette butts, down the toilet.

Mailing Address:

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