

SPRINGBROOK CONDO NEWSLETTER

Fall 2008

Information and Updates from the Board of Directors
c/o Great North Property Management

(603) 436-4100

www.springbrookcondos.com

BIRDFEEDERS: In 2003, following occurrences of rodents entering some of the buildings at Springbrook, the then Board consulted with Granite State Chemical, a local exterminating company. One of the primary causes of the problem turned out to be birdfeeders near the buildings. More specifically, the bird seed would collect on the ground and attract insects and rodents. Once adjacent to the building, they can infiltrate the dwelling – and they did.

After a thorough review and much discussion of the matter, the Board of Directors developed a policy regarding bird feeders. Small birdfeeders will continue to be permitted provided they are placed and used in accordance with the following guidelines:

- A unit is limited to 1 bird feeder.
- Must be placed a minimum of 35 feet from any structure.
- Whenever possible, place towards the wooded areas.
- Do not place near walkways or parking areas.
- Suspended feeders must be a minimum of 3 feet above the ground.
- Birdseed must be in a feeder (not loose).

SMOKE DETECTORS:

Consider this a reminder to check your smoke detector! Consider replacing it if it is more than 10 years old.



CARBON MONOXIDE

kills 500 Americans and puts an estimated 10,000 in hospital emergency rooms each year by displacing oxygen in the bloodstream. You can't see it, smell it, or taste it. Flu like symptoms that affect everyone in the household may be the first signs of a problem. Carbon Monoxide (CO) monitors detect this deadly gas before it reaches the danger level. Now that the heating season is approaching and our furnaces will be operating, this is a good time to consider buying a CO monitor. Consumer Report suggests that the best alarms cost \$75 or less and includes models that combine CO and smoke detection. The First Alert OneLink is the first wireless carbon monoxide and smoke alarm that can sound other alarms. \$75.

Source: ConsumerReports 9/05

AIR CONDITIONERS:

Another reminder, please remove your window air conditioners by October 15th.

SNOW BIRDS:

If you are heading south for the winter months, please arrange to leave a key with Great North, a friend, family member, or neighbor who can check your unit in your absence. Be sure to advise Great North of the person with whom you have left a key as well as your winter address and telephone #.

SNOW IS COMING!



The plow stakes will soon be placed around our grounds. Regrettably, we have often seen vandalism rear its ugly head and remove or break these stakes. Please help us to prevent that from happening. Once the snow blankets the ground, the plow driver can only estimate where the pavement ends and the grass begins. The damage that can result is costly to repair.

Please reacquaint yourself with important winter weather info on reverse side.