

# SPRINGBROOK CHATTER

THE COMMONS PO BOX 744 NO. HAMPTON NH

603-964-7944

Issue #3 October 1998

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### Board of Directors:

Following the election at the annual meeting on September 12th, your volunteer Board of Directors are as follows:

	Unit#	Phone#
Paul Borelli	516	----
Randy Buccini	915	431-6087
Marge Morley	513	431-8148
Bess Mosley	302	436-2348
Steve Pyne	---	----
John Rowe	607	----
Barbara Tague	112	433-6058

The regularly scheduled Board Meeting is held on the third Saturday of each month at 8:00 a.m. in the clubhouse. (Note: The October meeting will be held on the 4th Saturday, the 24th.)

If you have an issue, concern, or idea, that you would like to bring to the attention of the board, please phone or write, The Commons Property Management, Inc., PO Box 744, North Hampton, NH 03862, (603) 964-7944. They will put your issue on the agenda for the next regularly scheduled meeting. All residents are welcome to attend the open session of meetings.

### Committees:

#### Grounds committee:

	Unit#	Phone#
Nancy Knapp	914	433-7563
Joan Hamblett	204	436-1351

#### Pet committee: Unit# Phone#

Phyllis Gordon Chair	713	422-9743
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#### Investment Committee:

This committee has not yet been formed. If you are an accountant, financial adviser, economist, or have some other expertise in financial investments, and are willing to volunteer some time, please contact The Commons Property Management Inc. and let them know. The Board will be reviewing financial proposals for our reserve fund and would welcome your expert analysis and recommendations.

#### Welcome to new neighbors:

Unit # 113 Rita & Jorma Osmo  
Unit #707 Antonia Marinello

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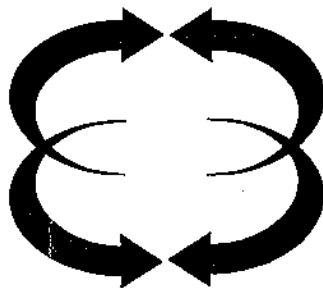
## Condition & Reserve Study:

In July we mailed questionnaires to each unit owner requesting information about leaks and other signs of needed repair. 68 questionnaires were returned and given to Ralph Noblin Associates for review. The on-site inspection has begun and we are bracing ourselves for their report. It will assess the condition of each building, prioritize needed repairs, and provide us with the information we will need to formulate a long range plan for maintaining the buildings and facilities of Springbrook.

## Trash Pickup:

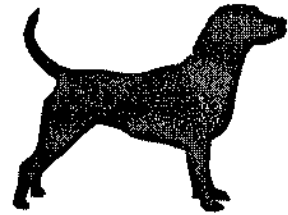
P & T Container Service Co. is under contract to empty our dumpsters once a week. They do not remove any trash that is left outside of the dumpster. When one of your neighbors leaves a piece of furniture, a mattress, or other trash at the dumpster area, we must hire someone to pick it up and remove it. If you see someone dumping such trash at the dumpster, please discourage their doing so. If identified, we will charge them for the cost of removal, otherwise, the rest of us must pay the bill.

P.S. Did you know that our recycling program is voluntary and that we have a high rate of participation? Remember: bottles, cans, and newspapers, go in the bins on the back wall of the dumpster area. (They do not need to be separated.)



## Commercial Vehicles:

We would like to remind the owners and residents that commercial vehicles (or any vehicle with commercial lettering) are not allowed on the property. If you have such a vehicle and are not aware of the Springbrook rules and regulations regarding commercial vehicles, please review your condo "docs" or phone the commons for additional information.



## Attention Pet Owners:

A copy of the basic rules governing pets and their owners is posted at the mailbox house. Please acquaint yourself with the rules. Fines are imposed for violations.

## Snow Birds:

If you are heading south for the winter, don't forget to advise The Commons of your winter address and/or phone number. This is important in case of damage, repair, or other emergency. If you leave a key (and your whereabouts) with a neighbor, let us know which neighbor.

## Snow:

A sure sign that winter is coming is the installation of those orange painted stakes that help guide the snow plow driver. Regrettably, last year soon after the stakes were installed, many had been broken and/or pulled out of the ground. Children living at Springbrook were observed committing these "playful" acts of vandalism. While they surely meant no harm, the absence of these stakes to guide the plow driver contributed to plow damage to our lawns and shrubs. Parents, please explain to your children about vandalism.