

# SPRINGBROOK CONDO NEWSLETTER

## JUNE 2002

2000 Springbrook Circle, Portsmouth NH 03801

(603) 430-8715

www.springbrookcondos.com

### HOORAY!

The pool is opening for the season! Please re-acquaint yourself with the pool rules posted on the side of the clubhouse.

Your pool key opens the gates to the tennis courts and the pool area. To provide you access to the rest rooms in the clubhouse, the key will also unlock the french door closest to the pool.

The clubhouse will be cleaned, and rest rooms restocked, every week. Parents, please be aware of your children's behavior and clean up after them. Thanks.

### SPECIAL ASSESSMENT

Reminder: the \$835 Special Assessment is due by 6-30-02.

### POOL FURNITURE:

Again this year we bought furniture to make your time at the pool more enjoyable and we rely on you (the collective you) to take care of it. If it seems that you are the last person to be leaving the pool area at the end of the day, please close the umbrellas or put them in the clubhouse.

*Enjoy!*

### SHARING RED TAG

**INFO:** Some of your neighbors have inquired as to what those of you who were red tagged by Northern Utilities may have done with regard to increasing make up air or otherwise changing the ratio between cubic air to BTUs. As of this writing, no one has sought approval to proceed with the solution detailed in the mechanical drawings prepared last summer.

If you have changed the ratio of makeup air to BTUs and want to make your solution available to interested neighbors, let us know. We will put you in touch with each other.

A history of this subject can be found on our website. Go to newsletters for Aug, Sept, Oct, 2001.

### GROUNDS:

The landscapers are on site doing the work described in their contract. If you have comments, good or otherwise, please share with us. Drop us a note on your comment card or leave a message with the answering service at 430-8715.

### THANKS!

Our 2<sup>nd</sup> Annual Clean Up Day was *snowed out* on May 18th! Loyal volunteers like Sam & Susan McLeod #413, Mark Brodeur and John Davey #610, Trish Fernald (and Daniel) #210, the Zlatin family #615, Nancy Knapp #904, Linda Roche #612, Kathy Durkin #903, Laura Winn #904, and Bernie Boutin #611, showed up the following day ready to work and or cook! Thanks to their hard work, the invasive brush along our entrance road and overflow parking lot was removed, culverts were cleared, trash and debris picked up. Wood chips, from brush cut and chipped earlier in the week by Dean, was raked and swept. Garden hoses were installed at buildings where new plantings are planned. Following the hard work, a barbeque, complete with homemade salads and desserts, was enjoyed by all. Special thanks to Joan Hamblet and Dean Savramis who coordinated this effort.

*Note: Volunteers are still needed to faithfully water new plantings.*

*Interested? Please call Joan Hamblet, 436-1351.*

**A FALL CLEAN UP DAY?** Maybe. Stay tuned.

**NEW SIGNS:** We hope you noticed the new signs and posts that replaced old rusted ones.

**CENTRAL AIR CONDITIONING:**

Thanks to a volunteer unit owner who made himself (and his unit) available to contractors and engineers, we are making progress in determining the feasibility of installing central air in a Springbrook unit. More to come. *Thanks Jack!*

**UPGRADED PUMP STATION ALARM:**

A new level of security is now in place to monitor the operation of the pump station. This new alarm system can detect any number of problems occurring at the pump station, such as high liquid level in the sump or power outages. The alarm system is preprogrammed to detect any fault in the system and then automatically dial out the alarm to a pre-programmed telephone number at a remote site. In this case, the Amesbury, Mass company that services the pump house system.

Thanks to Ken Staten (another volunteer) for his valuable contribution to this effort.

**TIRES ON PAVEMENT**

Please make an effort to keep your tires on the pavement. We will be repairing areas damaged by car tires cutting short a corner when turning into parking lots or at the mailhouse. When you stop along the entrance road, please don't pull onto the grass - keep your tires on the pavement. More significant than lawn damage is the damage done to the edges of the roadbed. Once asphalt begins breaking off, the damage continues and repair is *very* costly. Thanks for keeping your tires on the pavement!

**NEW ROOFS:** The contract has been awarded and roofing work on bldgs 5, 8 and 9 is scheduled to begin in July. (You'll be notified of the start date.)

**MOTORCYCLES:** *A message to the motorcyclists at Springbrook:* Your neighbors will appreciate your running your bikes quietly when entering or exiting Springbrook.

**WHOLE HOUSE FAN?**

The idea is that a 2<sup>nd</sup> floor unit could have a 24" fan installed in the hall ceiling and potentially draw cool outside air through open windows and vent the hot air up into the attic. We are investigating - stay tuned!

**DONATIONS SOUGHT**

**Lawn mower:** If you have an old lawn mower you would like to donate, we could put it to good use cutting brush on Clean Up Days.

**Bookcase:** We need a bigger bookcase! The # of books donated to our clubhouse library has exceeded the capacity of our 2-shelf bookcase.

**DUMPSTER MANNERS:**

Please be sure that your trash bags are tied, or otherwise secured, and that you close the sliding doors of the dumpster. If you have the strength - *toss* your garbage bag towards the back of the dumpster. Otherwise, the bags pile up just inside the door and the dumpster appears full even when the back half of it is empty. Thanks!

**MEMORIAL BENCH:**

The installation of the "Marge Morley" memorial bench was postponed until spring. It is now in place at the pond near bldg 5. We hope that those of you who made donations to this effort are pleased with the bench and its setting.

**WEBSITE:** If you have not seen our website - treat yourself! Go to: [www.springbrookcondos.com](http://www.springbrookcondos.com)