
THE VILLAGE VOICE

The News Letter for: Springbrook Condominiums

A Tischler Group, Inc. Managed/L.W.C. Paragon, Inc. Maintained Community
Spring Issue 1989

SPRING FEVER!!!

You know the feeling, when it is a welcoming thought to place even your favorite sweater in moth balls for summer storage. Scientists state that this is more than cabin fever, that nature, plants and man react to photosensitive subjects, like an electronic eye, to monitor the length of day. When the proper amount is noted, the race begins. One of the first signs of Spring in New England are the buckets that hang from Maple Trees tapping the Spring juices that have been warmed by the higher and stronger sun and thus causing the sap to flow. Following suit in mid-April the crocus and forsythia, bring the first signs of color to our now dismal landscape. You may note that indoors, plants are also reacting to the changes and are demanding more watering and feedings while new growth sprouts. Our bodies monitor and respond to the changes as well. The addition of two hours of sunlight and its penetration of the outer skin by these stronger rays react with substances within our bodies to trigger what we call Spring Fever!!

Speaking of Spring, MARCH 20, 1989 WAS THE FIRST DAY OF SPRING!! The next day, March 21 all the world shared a common experience: day and night were exactly the same amount of hours.

The days are longer now and the long cold nights of winter are (we hope) behind us!

Your Landscape contractor has Spring fever as well. He has had crews out in the

communities beginning Spring Clean Up! The first tasks are to turn over and edge mulch beds and to remove SAND. Roadways and driveways will be swept or vacuumed. With the icy conditions we experienced this past winter, there is a great deal of sand to remove and may not be accomplished in one outing. Next comes the trimming of shrubs, raking up leaves and branches as well as picking up debris in the common areas. Soon, they will be thatching lawns to remove dead grass and allow for new growth. Those areas that may need reseeding are prepared and seeded with a hearty grass mixture that matches the quality and color of existing grass. For those communities that will be having weed control and pesticides applications, this re-seeding will be done approximately 3 weeks after application.

EXPERT'S OPINION, (cont'd)

Along with Mr. Wagner's active involvement in Statewide Management and Accounting Associations, he also brings with him an impressive academic background with a Bachelor of Science degree from the University of Maine, Orono, and a Master of Taxation degree from Bentley College in Waltham, Massachusetts.

Mr. Wagner has over 14 years experience in the public and private sectors, consulting in tax, accounting and computer fields. We welcome his input to this addition of our Newsletters.

TAX TIP: Current legislation in Congress proposes to modify the capital gains rule to allow up to a 45% exclusion. This would apply to securities and non-depreciable property. Also there is a proposal to repeal the age and dollar limitation on sales of personal residences. Before you decide to buy or sell, you may wish to contact your personal tax advisor regarding the latest development, especially the effective date of these proposals.

KEEPING YOUR COMMUNITY CLEAN!

As many of you will note there have been quite a few changes in the past few months. These changes have been made as part of an effort to keep Springbrook Condominiums a clean and pleasant place for all to live. The Tischler

Group, Inc. has been working with BFI to try and alleviate some of the problems we are having with trash being disposed of every where, but in the dumpsters. Please take a minute or two to dispose of your trash properly inside of the dumpster. Also, furniture, appliances, etc. are not to be placed next to the dumpsters, they will NOT be picked up during routine pick up.

SMOKE DETECTORS. . . How

many times have you been cooking a steak when that annoying sound of your smoke detectors shrieks, however annoying, smoke detectors can save the lives of you and your loved ones.

Just having smoke detectors in your home does not guarantee that you and your family will be properly warned in enough time to escape your home in the case of a fire. The following maintenance and testing points are general guidelines that are paraphrased from a brochure published by State Farm Insurance.

The brochure states the following:

1. Clean your detector: It states that dust can damage the sensitivity of your detectors and suggests that your units be cleaned at least once a year.
2. Testing your detector: Your detector should be tested periodically by simply blowing smoke into it and/or by

SMOKE DETECTORS (cont'd)

pushing the test switch. They recommend that it should be tested every 30 days.

In addition, they suggest that you plan an Escape Plan. Although you may feel foolish practicing your escape plan BEFORE an emergency strikes! Every second counts!

1. You should plan two exits

from every room since normal exits could be blocked by flames or smoke.

2. Choose a meeting place outside of the home so that you will know that everyone has escaped safely. Then use a neighbors phone as soon as possible to call the fire department. NEVER reenter the home.

3. Practice your escape plan to make sure that everyone knows exactly what to do in case of an emergency. You may not be able to reach your

child in the case of a fire, thus, it is important that they know the escape route and participate in escape drills.

4. Your local fire department should be able to provide you with information about a program they may have for identifying in which rooms children and others needing assistance are located.

It is essential to plan in anticipation of a fire or an emergency in your home. An ounce of prevention can save a life!

KIDS OUT, WATCH OUT! With the

arrival of the warmer weather and the extended hours of day light children in your community will be spending more time out of doors. You should be reminded that you should be cautious while driving through your community. Also, keep speeds reduced in order to avoid children who suddenly appear in the streets.

RESALE CERTIFICATES . . .

If you are selling your Unit you will need a resale certificate, stating any amounts owed to the Association, in order to close. Please send a check in the amount of \$10.00 made payable to: Springbrook Condominium Association to our office and we will forward the Certificate along with an Accounts receivable Report to you. Please allow 7 Business days for processing.

DOGS, DOGS, DOGS!!!!!!!

Residents should be reminded that DOGS MUST BE LEASHED AT ALL TIMES when on Springbrook Association property. Also, dogs CAN NOT be left tied to common areas, such as decks. Please do not allow your dog to relieve itself on the front or side lawns, use the wooded areas only!

PARKING ON THE GRASS. . . is

not permitted under any circumstances, please use driveways or designated parking areas only! Lawn repair is costly!

CURTAIN WATER USAGE!!! We are concerned with the current water shortage in the New England area and caution residents to be conservative in their water usage.

FROM THE BOARD!!!!!!

THANK YOU!!! The Board says "Thank You!" to several Owners who have served on various committees in the last few months. They include: Debra D'Entremont (210), Philip Giuntas (307), John Rallo (409), Darcie Vaillancourt (507), Jay Gauvin (802), and Denise Light (909). Thanks also to all of you who have offered advice and given support to the Board in other ways. We appreciate all of your contributions to our community!

ANNUAL MEETING REMINDER The Association's Annual Meeting will be held at the Holiday Inn at the Portsmouth Traffic Circle on June 17th, beginning at 2:00 P.M.. The Board encourages all Owners to attend and participate in making decisions affecting all of us who own and/or live here at Springbrook. Mark the date on your calender now an plan to be there!

WHEN YOU SEE A YELLOW TAG. . . Maintenance Request tags, like the one included, are being hung on the doors when Tischler Paragon has been to your Unit to correct a problem that you requested. Once it has been determined that it is an Association related maintenance request, all requests are placed on a

Maintenance List and attended to on a first come first serve basis (emergencies are attended to as they arise).

When the job is done the Maintenance Associate will place a tag on your door, providing you with information as to the status of the repair. Look for them!!

**TISCHLER PARAGON
WAS HERE...**

While you were out, TISCHLER PARAGON was here to service your Maintenance Engineering request.

DATE: _____ TIME: _____

WORK SCHEDULED TO BE PERFORMED:

WORK COMPLETED: YES NO
CALL TO RESCHEDULE APPT.

If you have any further concerns in reference to the above work or we can be of further service, please do not hesitate to call.

(603) 436-5205

Thank You and it is a pleasure serving you!

INTERNAL USE ONLY

Maintenance Associate: _____
Date: _____
Time In: _____ Time Out: _____
Work Completed: _____

