

SPRINGBROOK CONDO NEWSLETTER

OCTOBER 2001

2000 Springbrook Circle, Portsmouth NH 03801

(603) 430-8715

www.springbrookcondos.com

RED TAG UPDATE:

On Oct 19th Tim Little met with representatives from Northern Utilities and the City of Portsmouth to finalize the revisions made to drawings for the installation of a mechanical vent to increase the "make up air" in any Springbrook unit. Those drawings, now approved by all appropriate parties, are expected to be mailed to unit owners who have requested them, within days of this writing.

DRYER VENTS:

As we have previously reported, when the "red tagging" issue first came up in August, we asked the parties involved (Northern Utilities, the City's bldg inspector, fire marshal, and Tim Little) to consider new venting for 1st floor unit clothes dryers when developing the drawings for increasing "make up air" (see above). They did, and that venting is included in the approved drawings. If you are a 1st floor unit owner & wish an alternative to your dryer vent system, leave a message with the answering service (430-8715) and we will mail the approved mechanical drawings to you.

AIR CONDITIONERS

All units should now be out of the windows.
Thanks!

NATURE TRAIL CLEAN UP DAY:

Our thanks to the volunteers who braved the drizzling Sunday weather to clear and clean our nature trail. If you are not familiar with "Mirror Pond Nature Trail", treat yourself! Walk to the pond side of building 6 and you will find the start of a trail. It winds around both ponds (thus the name) and leads you back to the vicinity of the parking lot on the south side of bldg 5.

SNOW BIRDS:

It is hard to believe but it is almost that time! If you are heading south for the winter months, please arrange to leave a key with a family member, friend, or neighbor, who can check your unit in your absence. Be sure to advise the Board of the name, address and telephone number of the person with whom you leave the key **and** your winter address and telephone number.

SMOKE DETECTORS:

We will soon be turning back our clocks for EST, time to test your smoke detectors! If it is more than 10 years old you might want to consider replacing it.

PROPANE STORAGE:

A safe and secure storage area is provided for your propane tank. Please avail yourself of this storage facility. You will find a stockade fenced area behind the first dumpster. There are a series of eyehooks on the inside walls to which you can secure your propane tank. We encourage you to use this storage area.

A CALL FOR VOLUNTEERS:

If you enjoy *reading* the newsletter, please consider helping us to *distribute* it. Call 430-8715. Thanks!

OUR ENTRANCE:

Thanks Claudia! The autumn arrangement at our entrance looks great!

Claudia Sylva is one of the volunteers of the Grounds Committee. If you are interested in learning more about this committee, let us hear from you!

NOTE: THIS IS A COPY OF THE LETTER THAT ACCOMPANIES THE APPROVED MECHANICAL DRAWINGS SENT TO UNIT OWNERS WHO HAVE REQUESTED THEM.

**Board of Directors
SPRINGBROOK CONDOMINIUM ASSOCIATION
2000 Springbrook Circle
Portsmouth, New Hampshire 03801
(603) 430-8715**

October 2001

Dear Springbrook unit owner,

Enclosed please find the approved October 2001 mechanical drawings (1st floor unit: A-1, SK-2, SK-3, 2nd floor unit: A-2, SK-1) for the installation of a mechanical vent to increase the make up air in a unit at Springbrook. Northern Utilities and the Plumbing/ Mechanical Inspector for the City of Portsmouth, have reviewed and approved these systems.

Included in mechanical drawings for 1st floor units (A-1, SK-2, SK-3) is an approved alternative to the existing venting for clothes dryers.

If you decide you wish to have this work done, the steps are as follows:

- 1) Provide these drawings to your plumber or heating contractor. He will be required to obtain a mechanical permit from the City of Portsmouth (\$20).
- 2) Submit to the Board a copy of your contractor's mechanical permit and a completed Approval Request Form (copy enclosed).
- 3) The Board will provide a prompt written response.

Thank you for your patience while this matter was being addressed.

Sincerely,

The Board of Directors

cc: John Lanoie, City of Portsmouth