

SPRINGBROOK CONDO NEWSLETTER

Fall 2004

Information and Updates from the Board of Directors

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RESIDENCY RULES:

When each of us bought our condo at Springbrook, we were agreeing to abide by the *Residency Rules and Regulations* (contained in Section F of your condo docs). Problems can arise when a unit owner is not aware of certain rules. A tenant signed a lease without having been advised by his landlord (the unit owner) that a maximum of 2 vehicles per unit are permitted. The tenant had 3 vehicles. Another tenant was told by their landlord that it would be permissible to store a camper in the overflow parking lot. In both instances these were, no doubt, an innocent oversight and an incorrect assumption. In both cases however, it caused problems for the tenants, as well as their new neighbors.

The message is, if you are a landlord, know the rules and share them with prospective tenants. If you are selling your unit and are asked questions about what is permissible, please do not assume - check the *Residency Rules & Regulations*.

FINALLY!

It began in 2001 when the restoration of Building #3 began. The extent of deteriorated material that was uncovered, prompted the Board of Directors to reconsider the planned restoration and painting project for the 9 residential buildings. To restore and preserve the integrity of the buildings in the most financially prudent way became the objective of the Board. In the years since, a thorough examination of options was undertaken. In the end, vinyl products were selected and the repair and residing of the clubhouse and mail kiosk ensued. Having the work performed on these two smaller buildings provided an opportunity to closely monitor the work and make any necessary changes before proceeding further.

In August 2004 work began on Building #4. Take a walk and take a look! What you will see is the gray painted wood clapboard and blue painted wood shingles, being replaced with gray vinyl clapboard and blue vinyl shingles. Aesthetically, the two products look remarkably similar to the

original materials but the new vinyl is virtually maintenance free and, unlike the deteriorated wood siding, will keep out the elements that have been taking their toll on the buildings at Springbrook for many years.

It is anticipated that over the next four years the remaining buildings will be repaired and resided with vinyl materials.

SMOKE DETECTORS:

It is recommended that each spring and fall smoke detectors be tested and any required batteries be replaced. If you have not already done so, consider this a reminder to check your smoke detector!

CARBON MONOXIDE

On average, 500 Americans die each year and an estimated 10,000 are admitted to hospital emergency rooms each year due to carbon monoxide poisoning. 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.

Additionally, it is recommended your heating system be serviced and cleaned regularly. If you have not done so recently, please make arrangements to have your heating system cleaned and serviced.

AIR CONDITIONERS:

As a reminder, if you have not already done so, please remove your window air conditioners.

SNOW BIRDS:

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

ENTRANCE ROAD:

You may have noticed the work being done on the sidewalk side of our entryway road. Each year, a few more inches of lawn was being lost to the natural buffer of brush. To improve the drainage and run-off and to reclaim some lost open space, we had the brush cleared back to its original

boundary, and seeded the area.

Earlier in the season, we removed the dead shrubs near the edge of the sidewalk by Route 1. In its place we planted hardy lilies. Lilies have a tendency to spread, are tolerant of snow, salt and sand, and hopefully, will come back each year fuller than the year before!

FLOWERS:

For as long as most of us can remember, there have been volunteers who bring their special talents to Springbrook. Everyday you pass flowers and flower beds established by one of those volunteers. Joan Hamblet has cultivated and planted flowers at the entrance of the overflow parking lot and has experimented with flowers that will survive the harsh conditions at our entryway island. Thanks for all your effort Joan!

RECYCLING CENTER:

Many of you have noticed items such as mattresses, TVs, furniture, grills, etc. placed by the trash areas. Items such as these cannot be removed by our trash/recycling contractor. The Association has to pay to have these items removed and taken to a dumpsite, which is costly. The City of Portsmouth Public Works Department on Peverly Hill Road operates a recycling center and will receive all of these items. This service is free for Portsmouth

residents. Please make use of this service, as it will help keep Springbrook clean and reduce unnecessary and costly dump charges.

SNOW PLOW STAKES:

Please do not remove the stakes. The damage caused to grass and shrubs can be considerable when plows are not guided by the stakes.

CHRISTMAS TREES:

When you take your tree down, please deposit it under the basketball hoop in the overflow parking lot by the clubhouse. We will have them picked up and removed in mid January. Thanks!

ANNUAL MEETING:

For those of you who were unable to attend the September 11th Annual Meeting, two new Board members were elected. Don White, Sr. and Lou Nardi, were each elected to serve on the Springbrook Condominium Association's Board of Directors. Dean Savramis and George Ricker were re-elected for another term. At its meeting on October 14th the newly comprised Board elected its new officers; the results are as follows:

President: Dean Savramis
Vice Pres: George Ricker
Secretary: Deborah Lavasseur
Treasurer: Sam MacLeod
Trustee: Randy Buccini
Trustee: Lou Nardi
Trustee: Don White

Happy Holidays!