

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

November – December 2010

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

SOUTHGATE: It's official – the lease is signed and McKinnon's Market is moving into the old Shaws across the street! McKinnon's has stores in Danvers and Everett, MA as well as Salem, NH. They are expected to open their Portsmouth store in April 2011.

DRYER VENTS: Since the article about first floor clothes dryers appeared in the June 2010 issue of this newsletter, a number of first floor unit owners have opted to improve their dryer venting &/or furnace makeup air. *"It made a huge difference in the drying time for my dryer"* reported a unit owner who paid \$1650 for both the dryer vent and mechanical vent for furnace makeup air. For more information see the June 2010 newsletter on our website or choose the "Forms & Specs" link to find "Vent Installation". Ron Maglieri can put you in touch with a unit owner who has had the work done. Call Ron @ 610-0165.

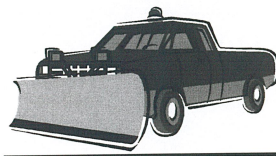
STORM DOOR photos are still being reviewed by the board. Effected unit owners will receive letters soon.

Reminder

Garbage disposals are prohibited at Springbrook

IT's COMING! In preparation for winter weather, snow plow stakes have been put in place. Please do not remove, break, or otherwise alter the stakes or their locations. Once snow blankets the ground, without the stakes, the plow driver has no way to know where pavement ends and grass begins. The result is costly repairs in the spring.

SNOW PLOWS are coming too! The reverse side of this newsletter is a reminder of what is expected of you when the snow comes. *Please save this for future reference.*



AIR CONDITIONERS should all be out of windows. Please.

The Beach Plum is coming to town! They are renovating the former Wendy's in White Birch Plaza and plan to open in mid-February. The Portsmouth location will be open year round and the North Hampton location will remain a seasonal operation (April til Nov). "Best Lobster Roll" in town and 78 ice cream flavors! Get ready to welcome them to Portsmouth!

TRAVELERS INSURANCE:

Our insurance premium has increased to \$35,342 and our deductible has increased to \$10,000. Travelers Insurance has recommended that we take steps to ensure that each SBC unit owner has a fire extinguisher for their personal household use and that each of us test our smoke detector annually. To demonstrate our commitment to good risk management we are providing information here about the fire extinguisher recommended by Consumer Reports and urge you to make the \$36 investment.

"Every home should have at least one multipurpose fire extinguisher per floor. The Kiddie FX 340GW, \$36, was easy to use and discharged its contents quickly. It can be used on wood, paper, cloth, and electrical fires and on flammable liquids."

Source: Consumer Reports 2010

We will follow up with you about the purchase of an extinguisher as well as the testing of your smoke detector.

P.S. Please put your freeze alarm in your most visible window. Questions? Call Ron Maglieri @ 610-0165.

SNOW REMOVAL

Please reacquaint yourself with the following snow removal procedures.

1. The wooden stakes are in place and serve important guidance for the snowplow operators, please do not disturb them.
2. There are 5-gallon buckets of sand/salt mix at each entryway. Please use the mix to alleviate any ice or slippery conditions before venturing out onto your walkway. If the bucket needs to be refilled, please call Ron Maglieri at 610-0165.
3. If a snowstorm occurs at night, the snowplows will strive to have the main entry/exit road and the clubhouse (overflow) parking lot cleared by 6:00 am *then* the contractor will plow all other parking areas and roadways.
4. Our job as residents is to clean the snow off our cars *and then* move them to the clubhouse parking lot or the right side of the exit road. (Do not park around the circle.) Your cooperation in moving your car will enable the plow driver to do a thorough job in a parking lot free of cars.
5. It is important that cars only be parked on one (1) side of the road. When vehicles are parked on both sides a truck with a plow mounted on the front cannot pass between vehicles.
6. Please, *under no circumstances*, park your vehicle in a way that will block or obstruct access to sidewalks and paths. The contractor needs to be able to get his equipment onto the sidewalk, and your neighbors are entitled to clear passage to the parking lot.
7. If you are going to be out of town or unavailable to move your vehicle during a snow or anticipated snow event, please leave your car in the most remote section of your parking lot or in the clubhouse lot.

If we all follow these guidelines, use common sense, and help our neighbors who may need help, the snow removal process will go smoothly.

If you have any questions or concerns, please contact property manager, Ron Maglieri at 610-0165.

Keep this notice for your refrigerator!