

SPRINGBROOK CONDO NEWSLETTER

Information and Updates from Ron Maglieri and the Board of Directors

March / April 2010

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

(603) 610-0165

www.springbrookcondos.com

FIRE HYDRANT REPAIR:

Thanks for your collective cooperation during the multiple brief periods during which we had to shut off the water! Thanks to Ron Maglieri's coordination of professional vendors and the wonderful people at Portsmouth's Water Dept, we finally were able to repair the broken fire hydrant!

WINDOW GRIDS:

If you have broken or missing window grids (mullions), please arrange for them to be repaired or replaced. If you need help in locating or identifying which grids to order, you might wish to contact Pat at Ricci Lumber (436-7480). Let him know they are for windows at Springbrook and he may be able to help you identify and locate the grids you need.

We hope it will not be necessary but, anyone with missing or broken grids by June 1st will be subject to a fine. Thank you for your anticipated cooperation.

THE SNOW HAS MELTED

and exposed evidence that some pet owners have been cheating about where they allow their dogs to relieve themselves. You must either explain to your pet that they have to wait until you get them to the right spot or, you have to walk them on pavement until you get there. ☺

LANDSCAPING:

The landscaping contract has been awarded to Elf's and the Spring clean up has begun. If you have questions, comments, or suggestions about the work they are doing, please phone our property manager Ron Maglieri at 610-0165. Please do not engage the landscape workers. Thanks.

POOL:

It won't open until late May but, maintenance and repairs have already begun on our pool. It's not too soon to locate your pool key and refresh your memory about pool rules. A few are:

1. You are allowed a maximum of 4 guests at the pool.
2. Pets are not allowed in the pool area (or tennis courts either).
3. No loud radio playing. (If anyone else can hear it, it is probably too loud)



Reminder

Monthly checks should be made **payable** to Springbrook Condo Association and **mailed** to:

Signe Lafrance
Murphy, Powers & Wilson
One Merrill Industrial Drive
Hampton NH 03842-1942

SOUTHGATE:

The "new" shopping plaza across the street from Springbrook is coming along nicely. We are told that the leveling work in the parking lot will be complete by the end of April. Two new restaurants are scheduled to open on or about May 1st: Subway, and an Italian restaurant, LaBella.



ABOUT BIRD FEEDERS:

We understand the appeal of bird feeders but, to mitigate their down side, rules regarding their use were established in 2003 (see policy on reverse side). **Please**, bird feeders must be at least 35 feet from any structure and away from walkways and parking areas. They must be at least 3 feet above the ground and only one per unit please.

If you choose to put up a birdfeeder, it is expected that you will keep it clean, avoid seed from accumulating on the ground below it, and generally maintain it in good condition. We will continue to monitor the use of birdfeeders and, if problems arise, may require that they be removed.

