

SPRINGBROOK CONDO NEWSLETTER

SUMMER 2004

Information and Updates from the Board of Directors

c/o The Commons Property Management, PO Box 744, North Hampton, NH 03862
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www.springbrookcondos.com

ROOF UPDATE:

SPS, Inc. completed the remaining roofs (Bldgs 1, 2, 6, the clubhouse and mail kiosk) this past spring. This now completes the roof replacement project on all the buildings at Springbrook.

SIDING REPLACEMENT:

As we continue the path of repairing our buildings we are proceeding with vinyl siding on the residential buildings beginning with Building 4. The Board has hired Paul's Siding Specialist to complete this project, under the supervision of Tim Little, PE of Noblin & Associates. More detailed information regarding the repair and residing of the buildings will be provided to unit owners shortly.

When the building you live in is being repaired and resided, it would be a great time for you to replace your windows in conjunction with this work...more info to follow to the unit owners of Building 4.

ANNUAL MEETING:

Mark your calendar!

This year's annual meeting is scheduled for Saturday,

September 11th at 10 a.m. in the clubhouse. A formal announcement will be mailed to you.

SWIMMING POOL:

A few of the rules bear reprinting here:

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

In the fall, the remaining perimeter pool tiles that were not replaced this past spring will be replaced.

BUILDING PAINTING:

This year building 2 will be painted; the Board has hired Finest Painting to paint the building and should begin soon. Maintenance Concepts has been on the property replacing rotted and deteriorated material on Building 2 preparing it for paint.

ENTRYWAY CARPET:

Thank you to all for your patience while Hampton

Flooring completed the replacement of the entryway carpets. While the weather hindered this work in May and early June, it has finally been completed!

AN UNPLEASANT: MATTER:

While we *hope* we will not have to resort to this, the Board has put in place arrangements with Lafayette Towing to remove cars that are unregistered, illegally parked or commercial vehicles. *Please*, each unit is allowed **2** vehicles. If your lot is full, park in an overflow lot. Do not park on the grass or in the entranceway to a lot or the building.

The notice that gets placed on unregistered vehicles may save the vehicle operator \$ by reminding them to register the vehicle before the authorities notice it is unregistered.

REMINDER:

One of the compromises we make when we live in a condominium community is that we give up certain freedoms. Rule #7 of our Residency Rules & Regulations states in part:

"Common areas shall not be obstructed ..." If you have lawn furniture, grills, or other items in a common area, please remove them.

STORAGE SHEDS:

The storage sheds that house the utilities now have a combination lock that allows utility companies to access the shed without disturbing the shed owner. This new system has worked extremely well so far.

LANDSCAPE IMPROVEMENTS:

Elf's Landscaping has begun some of the landscaping improvements.

The damaged shrubbery at the Route 1 entrance was removed and replaced with brilliant yellow lilies. These plant materials were selected for several reasons, mostly for their tolerance to salt and sand. This will allow for a colorful entrance year after year throughout the growing season.

Elf's Landscaping has also completed deep root fertilization of numerous trees located at the property, this will stimulate growth and provide the proper nutrients that the trees need.

The dead maple and pine trees were removed in front of building 2. The dead maple was replaced with a bradford pear. Look for the blooms next spring. The overgrowth along the entrance

as you drive into Springbrook, will be cut back, and the area will be smoothed out and hydro-seeded in the fall.

The Board was successful in collecting compensation from a non-resident of Springbrook for damages caused to the landscape bed at the entrance to the Bldg. 9 parking lot. Elf's Landscaping has removed and replaced the damaged shrubbery.

LANDLORDS:

Are you aware that the condo rules limit the number of vehicles to 2 per unit? Did you know that they specifically prohibit commercial vehicles, campers, etc.? Please keep the rules in mind when meeting prospective tenants. (Fines will be assessed to your account for violations.) Please do not leave these issues for your tenants and their neighbors to resolve.

SPRINGBROOK FACTS:

Springbrook is situated on 84.6 acres less than half of which is developed. Behind the pond there are 32.7 acres of designated conservation area which includes a portion of the Berry's Brook watershed. Take a walk along the Mirror Pond trail which starts by the edge of the pond bank near Building 5.

In this mostly undisturbed environment you will notice some human contribution. The footbridge was built by a resident with materials

donated by yet another resident. The bat houses were installed by the Grounds Committee.

There are 3300 feet of pond bank (that's almost 2/3 of a mile!). Most of it is undisturbed and a natural habitat for wildlife (including beaver!). Twice a year we brush cut the bank area that abuts the parking lot between bldgs 5 & 6 (about 10% of the bank).

P.S. No hunting, fishing or trapping allowed.

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.

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