

# SPRINGBROOK CONDO NEWSLETTER

## FEBRUARY 2001

**A Story:** Joe moved his car before the plow arrived. Charlie was busy and never got around to moving his car before the plow driver had completed his parking lot. For the next 2 weeks of continued cold weather, the area where Charlie's car had been parked while the lot was plowed, is lumpy with tire ruts and foot prints in frozen snow. Is this treacherous situation a problem for Charlie? No – he finally moved his car. He now parks in the area clean of snow and tire ruts. He parks where Joe had been!  
*Be a good neighbor – don't be a Charlie.*

**A Sad Note:** Marge Morley, long time Springbrook resident died on January 15<sup>th</sup> at Portsmouth Hospital. Marge faithfully served her community as a member of the Board of Directors and later on the Grounds Committee. The Board has asked the Grounds Committee to select an appropriate planting or other tribute which will be dedicated to Marge's memory.

### **A Call for Volunteers:**

Would you be willing to help distribute the monthly newsletter? If you are interested in helping, please contact Sandy Stewart, Chair of the *Administrative Committee* 433-8717.

### **Grounds Committee:**

Throughout these winter months the *Grounds Committee* has been busy! First, refining and improving our landscape contract, then meeting and interviewing landscapers; checking their professional references and finally, making its recommendation to the Board. The Board supported the recommendation of the Grounds Committee and the contract was awarded to Greater North Landscaping. We look forward to the new season and, what we all hope will be, the beginning of a long term relationship! If you are interested in being a part of this vital committee, contact Joan Hamblet, Grounds Comm Chair @ 436-1351.

### **Semi Annual Meeting:**

Mark your calendars! **Saturday, March 24<sup>th</sup> 10am** at the clubhouse. Come to the meeting and learn about the work of the Board of Directors, the various committees (Grounds, (Administrative, Pet, Facilities) and the dedicated volunteers who serve Springbrook!



### **Community Campus?**

Have you seen the signs and wondered what the Community Campus is? It is a beautiful new facility just off West Road that includes a Teen Center open every day after school with free activities and supervised programs for 6<sup>th</sup> – 12<sup>th</sup> graders. For more information phone 422-8235.

**Ice Dams!** Recent weather conditions have been perfect for the formation of the dreaded ice dam! Many of your neighbors are suffering from the damage they cause. The sequence goes something like this: *“Heat from the house escapes through the roof and melts the snow from underneath, sending a thin film of water running down the roof shingles. When it reaches the cold eaves (or gutter) the water freezes, forming a dam. Runoff from snow melting after the dam forms has nowhere to go but back up the roof, where it forces its way under the shingles and onto your ceiling. Chipping ice dams from roofs, more often than not, causes damage to the shingles resulting in future damage of walls and ceilings. The roof rake can also cause damage to the shingles and shorten their useful life as they scrape away the ceramic-coated granules that protect the shingles from sun and weather exposure.”*

Source: Portsmouth Herald 1-29-98

**The Good News:** Since the *foyer* area roofs (slanted) were replaced in 1999, no ice dam damage has been reported in those areas. New *main* roofs are in our future and they will include the ice and rain shields that will prevent the costly damage we are experiencing now.

**Mailing Address**

You can write to the Board at:  
2000 Springbrook Cir  
Portsmouth, NH 03801

**Comment Cards:**

The suggestions and encouragement expressed on your comment cards are appreciated. The Board reads every card and passes on those meant for committee chairs.

**Local Talent:**

In addition to the volunteers who serve on committees, other local talent have offered their time to assist the Board. Responding to requests for such assistance in previous newsletters, the Board has benefited from the expertise of a resident attorney, a retired insurance broker, and a software engineer!

If you have a talent or expertise in an area that you think could be of assistance to the Board, let us know. There are projects on the “back burners” that might be waiting for someone like you to come forward!

**Don't Forget!** Saturday March 24<sup>th</sup> @ 10am at the clubhouse.

**“WHO DO I CALL?”**

In a medical or police emergency, phone 911.

For condo related emergencies phone 430-8715.

The answering service operator will provide you with the names and telephone numbers of local contractors who should be able to assist you. If you are a tenant, please phone your landlord.