

SPRINGBROOK CONDO NEWSLETTER

Board Members: Bess Mosley, Dean Savramis, Lou Nardi, Marge Morley, Ellen Frocier, Laura Vandegriff

JULY 2000

Neighbor to Neighbor

If you have an interest in being the contact person to organize interested parents and grandparents who take their walks pushing strollers, we will list your name and phone number in this column next month. Let us know.

We're Going Hi-tech!

Springbrook resident Sandra Stewart has offered her time and expertise to coordinate volunteers who are willing to assist us in transcribing our condo documents. It is our intention to have them copied to a CD Rom. If you have access to MS Word software and are willing to lend your assistance in this effort, please phone Sandra at 433-8717.

Special Thanks

The lawn restoration program was begun this year with bldgs 1, 8 & 9. Since we do not have an underground sprinkler system, keeping the areas watered seemed an almost impossible task. Thanks to a hard working & conscientious

Grounds Committee and unbelievably dedicated volunteers, our gradual new lawn restoration program is a success! Each area has had to be watered for 30 minutes *every day for weeks!* These resourceful volunteers even purchased their own sprinkler heads when the ones we had provided were found to be inadequate for the job!

If you are a resident of bldg 1, 8 or 9 and are enjoying the promise of a new lawn, please thank:

*George Ricker #115,
Pam Barrett, #915,
Claudia Sylva #803 and
Sandra Stewart #810.*



Pool & Clubhouse

The pool will be serviced on a weekly basis throughout the summer season.

The clubhouse will be cleaned and restrooms restocked *every other* week. That is an increase over last year's frequency of cleaning and we think it will be sufficient. If you are a regular user of the clubhouse and note otherwise, please let us know.

Central A/C Update

For those of you who have inquired about central air conditioning, we're working on it! We have invited several contractors to submit proposals and we will keep you posted.

Whole House Fan

A 2nd floor unit owner has expressed an interest in a "Whole House Fan" which would be installed in the hall ceiling of a 2nd floor unit and potentially draw cool outside air through all the windows and vent the hot air up into the attic. The Board has requested more detailed information before taking the matter under

consideration. (It would require Board approval since it involves some use/access to the attic which is limited common space.) If you are interested in knowing more about the "Whole House Fan" let us know.

Trash Pickup

This is a reminder that our trash pickup service does not include the removal of items left outside of the dumpster. When someone leaves a piece of furniture, a mattress, or other items at the dumpster area, we must hire someone to remove it. This is a costly and avoidable expense. A phone call to *Operation Blessing* may solve the disposal problem for you, save the Springbrook Condo Association some \$\$, and be a blessing to a needy family or individual. Please, if you have furniture, exercise equipment, bicycles, or other items that you wish to dispose of, phone *Operation Blessing* at 430-8561. Do not leave it at the dumpster. Thanks. ☺

Evergreen Tischler 72 Portsmouth Ave Stratham NH 03885 Lesa Oliver: 778-6200 x 104
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Board Meeting

The next board meeting is Thursday, August 17 at 6pm in the clubhouse. (No meeting in July.)

Our Own Web Site?

It's coming! Springbrook's website will allow those of you with internet access to read the condo docs, meeting minutes, and more. Stay tuned!

Sidewalks / Pavements

Specifications are being written for the sidewalk repairs. Some walks will be repaired and some replaced this year. The specifications will be our standard for future repairs and replacements as needed.

The contract has been awarded to repair the cracks in the pavement of the entry road and parking lots.

Exterior Painting

Since 1997 we have painted all nine (9) buildings. With the limited funds available we were unable to do each building as we would have liked. Now, as we begin the *next* painting rotation, we will do a fine paint job, one building at a time. Finest Painting will paint bldg #3 in the fall.

All deteriorated wood trim, clapboard and shingles will be replaced. Finest Painting will work in cooperation with a general contractor and Noblin & Assoc to ensure that issues identified in our 1998 *Condition Survey and Reserve Study* will not be overlooked.

Grounds Committee

The monthly "walk around" with the landscaper was done on 6/24. New grass is coming in at the 3 sites of this year's lawn restoration. Other issues reviewed with the landscaper were grass trimming, weeding, branch pruning, and mowing closer to certain wood lines.

If you have an interest in flowers and gardening and want to know about "Adopt A Spot", phone Joan at 436-1351.

Satellite Dishes

Since a satellite dish went up at Springbrook we have had a few inquiries about them. Satellite dishes are *not* permitted and the one that you may have seen, is being removed.

Enjoy your summer!