

SPRINGBROOK CONDO NEWSLETTER

JULY 2001

2000 Springbrook Circle, Portsmouth NH 03801

(603) 430-8715

www.springbrookcondos.com

CITIZENSHIP

The 2nd definition of citizenship is
"the quality of an individual's response to membership in a community"

Please respond to the Springbrook community when you see a need. Regrettably, we have experienced some acts of vandalism at the pool and clubhouse as well as in the adjoining parking lot.

If you use the pool and club house facilities, please assume some responsibility for their care. Do not unlock or open the *front* door of the clubhouse; do not leave the french door or pool gate open. If you are likely to be the last person at the pool area, close the umbrella before you leave. If the weather seems threatening, put the umbrellas in the clubhouse. Likewise, if you are the first person at the pool in the morning, put out the umbrellas, straighten the chairs. If your children use these facilities please remind them of the meaning of good citizenship.

SPECIAL ASSESSMENT

Reminder: the \$675 Special Assessment is due by 7-15-01. One third of you have *already* paid!

BUILDING 3 UPDATE:

Progress is sometimes slow but things are about to take off! We set out to replace all the rotted material on bldg 3 before painting it. There seemed to be no end to rotted shingles, clapboard, and fascia boards! Some of the rotted material was the result of poor quality windows which allowed water infiltration into the building's walls. Our by-laws state that windows are the responsibility of the unit owner. We began contacting unit owners in bldg 3 and encouraging them to purchase replacement windows. The willingness of unit owners to purchase replacement windows where they were needed, was extremely satisfying to the members of the Board. It was viewed as an endorsement of the Board's position that the most prudent approach to addressing repairs at Springbrook is to take on one bldg at a time and do a *good* job. Thanks for your support.

WINDOWS: The new replacement windows have arrived and are expected to be installed the week of July 9th. To the patient, cooperative, and uncomplaining residents of building 3:

Thanks, you're been great!

MEMORIAL BENCH:

From patio furniture to "site furnishings" we looked at it all! The bench we decided on (and have ordered) is a traditional looking slatted, "park bench". Its frame is cast iron, the slats are 1 1/2" thick synthetic material w/ molded color ("maple"). The slats shed water, resist rot and stain. The bench will be set on a cement slab in the vicinity of bldg 5 and the pond. It will bear a plaque which reads:

**Given in memory of
Marge Morley
2001**

A special thanks to those of you who contributed to this memorial bench.

NEW ROOFS! The roof on bldg 3 is finished; bldg 4 may be finished by the time you read this, and work on bldg 7 will begin soon.

SIDEWALKS:

We have recently contracted to have certain sidewalks *replaced* and others *repaired*. The new sidewalks will be built in accordance with specifications written by Tim Little, PE, Noblin & Associates. *New* replacement sidewalks will be built at the following entrances:

105-108, 201-204, 501-504, 509-512, 705-708.

Repairs will be done in various locations throughout the complex.

BAT HOUSES?

Did you know that a bat will eat 3000-7000 mosquitoes per night?! These nocturnal animals can eat half their weight in gnat-size insects in an hour. Thanks to the efforts of Joan Hamblet and Nancy Knapp of the Grounds Committee, we have all become better informed about these creatures who reside in our midst. We have acquired 2 bat houses which will be mounted on trees at the far side of the pond. Bats will roost in a house of this type during the day and forage for insects at night.

LIBRARY: Well, not exactly, but it is a nice way to circulate books you have read. Please borrow,

donate, or trade a book from the growing selection at the clubhouse. (Thanks to the Cliffords for this wonderful idea and for the startup donation of books)

ANNUAL MEETING:

Plan to attend the annual meeting on Sat, Sept 8th. We have invited Tim Little, PE, of Noblin & Associates to attend.

WILLING TO HELP?

If you are willing and able to assist in watering new shrubs & a grub treatment, plz phone:

Joan Hamblet at 436-1351.

If you are willing and able to assist in a mailing, plz phone:

SandyStewart at 433-8717.

BOARD MEMBERS:

Members of the Board of Directors are elected each year at the Annual Meeting in September. We invite you to consider volunteering your time to serve as a Board member. Our Association by-laws charge the Board with responsibility for conducting and administering the affairs of the Association. To provide for the operation, care, upkeep, repair, maintenance, and replacements of common areas. To engage the services of attorneys, accountants, architects,

and other professionals. To establish, promulgate and enforce the Residency Rules. To prepare an annual budget.

As you can see, it is imperative that we have quality board members who take their duties seriously. The obligations you assume include preparing for, and participating in, committee work; attending Board meetings and Work Sessions, and, of course, leaving personal agendas at home.

Among the first items of business for the new Board will be the development of the 2002 Budget.

If you decide you would like to serve your community in this way, please leave a message with the answering service (430-8715) and a Board member will contact you. Or, come to the Annual Meeting on Saturday, September 8th at 10am. Be prepared to express why you would like to serve and what abilities you would bring to the Board.

Thomas Jefferson once wrote

"Difficulties indeed sometimes arise; but common sense and honest intentions will generally steer through them."