

SPRINGBROOK CONDO NEWSLETTER

FEBRUARY / MARCH 2003

Information and Updates from the Board of Directors

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PLANS FOR SPRING:

1. ROOFS:

The specifications, written by Tim Little, P.E., Noblin & Associates, have been mailed to qualified contractors inviting them to bid on this year's work. The plan is for the special assessment of \$835 (due by June 30, 2003) to pay for new roofs on bldgs 1, 2, and 6. Congratulations! When this work is done, we will have new roofs on all 9 buildings.

2. SIDING:

If you attended the informational meeting last spring, you know that the board of directors has been investigating the efficacy of alternative siding materials. We have since narrowed our focus to vinyl products and our research continues. We hope by spring to have a product selected and to have it applied to the mailhouse &/or the clubhouse. Doing these 2 small buildings first will allow us to make adjustments or changes and refine finishing details before residing our main buildings. Another informational meeting is being planned for spring - stay tuned for date and time.

3. MAIN LINE

CLEAN OUTS:

A back up last summer in bldg #6 brought to our attention the possibility that not every building at Springbrook has a "main line clean-out". When a backup occurs in a building, RooterMan accesses the "main line clean-out" on the outside of the building to clear the line. If no such "main line clean-out" exists, access must be made through a plumbing fixture (such as a toilet) from within someone's unit. It is possible that some "main line clean-outs" exist but cannot be found, having been buried under years of accumulated mulch.

When weather permits, Hart Plumbing and RooterMan will identify the location of the "main line clean-out" on each building. Where they may not exist, they will be installed.

Excavation may be required. If you see a back hoe at Springbrook you will know what they are doing here. When the work is complete, the disturbed areas will be loamed and seeded.

WINDOW WASHER:

We are going to try again! We will schedule a professional window washer to come to Springbrook this spring. If you are interested in having your windows washed, please phone Claudia at 431-2576. (The price will depend on how many people sign up.)

ASPHALT DAMAGE:

Regrettably the snow plow stakes installed in the fall, fell victim to vandalism and were removed &/or destroyed. In addition to the resulting snowplow damage to grass and shrubs, our asphalt has sustained considerable damage. The melting snow is exposing the muddy holes and breaking chunks of asphalt. To prevent further asphalt damage, we will replace the stakes until the landscaper can provide the necessary fill and seed.

It behooves us all to do our part to slow down deterioration of the asphalt. Its replacement is \$\$\$\$\$!

P.S. Please do your part to be sure the newly installed stakes stay in place. Thanks!