

# SPRINGBROOK CONDO NEWSLETTER

## APRIL / MAY 2003

*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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### **POST OFFICE'S ANNUAL FOOD DRIVE**

On Saturday, May 10<sup>th</sup> postal workers will be collecting food donations. Please leave your contribution *inside* the mail house (go around to the back). Needed goods include all non-perishable canned goods, boxed pasta or macaroni, condiments such as ketchup, mustard, mayonnaise, as well as toiletries such as shampoo, toilet tissue & paper towels

Everything collected by our postal workers (including those who come in on their day off to help collect donations) stays in our community and gets distributed to places such as the Portsmouth Food Pantry, A Safe Place, Operation Blessing & others.

### **SWIMMING POOL:**

It's not too soon to locate your pool key! (The cost to replace a lost key is \$50.)

**MOTORCYCLES:** A *message to the motorcyclists at Springbrook:* Your neighbors will appreciate your running your bikes quietly when entering or exiting Springbrook.

### **WINDOW WASHER:**

Grateful thanks to Claudia Sylva for arranging for a professional window washer to offer his services to Springbrook residents. If you are interested in having the outside of your windows washed next week (at a cost of \$50), contact Claudia at 431-2576.

### **FINALLY!**

We are about to begin the final phase of our 3-year plan to replace the roofs on all 9 residential buildings at Springbrook. The contract for the 2003 roofing project has just been awarded to SPS (the same company that did last year's roofing work). Buildings 1, 2, & 6 (*plus the mailhouse and clubhouse!*) will get new roofs this year. We will let you know the start date as soon as the work is scheduled.

### **MAILING ADDRESS:**

Please be sure that all mail intended for the Board of Directors or property management company is mailed to The Commons at the address above. The old black "2000" mailbox is no longer in use.

### **A BACK HOE? Maybe.**

As we have previously noted, 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.

Now that the nice weather has finally arrived, 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. So, 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.

### **GROUNDSS ISSUES:**

Following a particularly severe winter, spring clean up has begun!

Joan Hamblet and Claudia Sylva are making plans for spring plantings at the flower bed at our entrance.

A small community garden was cultivated behind the clubhouse in 2000. A few dedicated gardeners have continued to plant crops each year. If you think you might be interested in growing vegetables or being involved with a community garden, phone Joan Hamblet at 436-1351.

### **REMINDER:**

**\$835.** Special Assessment due by 6/30.

### **DUMPSTER ETIQUETTE:**

Please be sure that your trash bags are tied, or otherwise secured, and the you close the sliding doors of the dumpster. If you have the strength - toss your garbage bag towards the back of the dumpster. Otherwise, the bags pile up just inside the door and the dumpster appears full even though the back half of it is empty. And *please, please*, break down cardboard boxes and put them in the dumpster intended specifically for cardboard. (A couple of empty cardboard boxes take up a lot of room in a dumpster intended for household trash.)

### **INFORMATIONAL MTG:**

Watch for announcement of a Saturday morning meeting!

### **MIRROR POND**

### **CONDOMINIUMS:**

You almost lived there! A couple of years ago we found old stained original site plans for "Mirror Pond Condominiums". We are not sure why the name was changed to Springbrook but if you take a walk on the trail around the pond you will understand why it was once called Mirror Pond Condominiums.

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 Berrys Brook watershed. The back of our property abuts Rand Lumber on Wallis Road in Rye. Treat yourself to a walk around the pond. Start between bldgs 5 & 6. Find the start of the path near #5 and enjoy!

In this mostly undisturbed environment you will notice some human contribution. The foot bridge was built by a former resident with materials donated by yet another resident. The bat houses were installed by the Grounds Committee. (Read more about bats below.)

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 or trapping allowed.

### **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, in 2001, by Joan Hamblet and Nancy Knapp of the Grounds Committee, we have all become better informed about these creatures who reside in our midst. In 2001 we installed 2 bat houses 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.

### **TENNIS NETS:**

By the time you read this, the tennis nets may already be up. Enjoy the courts!

Parents, please remind your children that the tennis court area is only for tennis and is not to be used for bicycles, skateboards, or any other activity. Thanks!

**WEBSITE:** Back issues of these newsletters are available at our website. (*You will enjoy the graphics contributed by our talented webmaster, Ann Wallinger.*)