

SPRINGBROOK CONDO NEWSLETTER

Information and Updates from Ron Maglieri and the Board of Directors

July 2010

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

(603) 610-0165

www.springbrookcondos.com

The Board of Directors:

Have you considered serving your community as a Springbrook board member? Maybe you should! At the annual meeting on September 11, 2010 the two-year term of three board members will be coming to an end. Typically, the board meets one evening per month to conduct the business of the Association. That business includes developing a budget, securing insurance coverage, reviewing contracts and bids for services (snow removal, landscaping, etc), financial planning for long term capital improvements (paving, lighting) and reviewing correspondence from unit owners.



If you would like more information about possibly becoming a board member, contact Property Manager, Ron Maglieri at 610-0165.

Mark Your Calendar!

Annual Meeting
September 11, 2010
Saturday @ 10:00 am

Screen Doors:

Storm and screen doors are optional at Springbrook but, if you decide to install one, you need to request permission and information on the approved door. Drop your written request in the 2000 mailbox (inside the mailhouse). Your request will receive the board's prompt attention.



Tree Damage Update: You may recall our report about the damage sustained at Springbrook when a micro burst blew through on June 3rd. A huge branch was sheered of a large pine tree and came to rest on a stairwell roof at building 2. Cornerstone Tree Care has since taken down that damaged tree as well as another in the same area believed to be at risk. Repairs to the building are being bid.



Thanks to whoever placed the new American flag at our exit.

Volunteer Sought: You must have a dog and be willing to invest some time to improve the environment for non-pet owners at Springbrook. If you are interested in helping, leave your name and number with Ron Maglieri (610-0165) and someone will call you back.

Shed Fire Update: The repairs to building 9 are complete; the dumpster is gone and the new shed doors have been painted. A final decision about how best to heat the sheds that contain water meters is expected to be made later this month and we will fill you in soon!

Rocks: We have long considered the placement of large rocks in certain areas to remind people to keep their tires off the grass and on the pavement. We've been slow to do so because of the cost. The excavation work across the street at Southgate unearthed lots of large rocks and we were able to negotiate a great price to purchase and place them. We think they are attractive and, more importantly, they will help extend the life of our pavement by making it difficult to drive over and break off the edges of the pavement.



Imagine that you live in a 1st floor unit and water begins dripping from your bathroom ceiling. Your upstairs neighbor is not home so you phone Ron Maglieri, our property manager at 610-0165 for your neighbor's contact information. It seems that your neighbor never provided the Association (the board or Ron) with his contact information. A plumber is called but when he arrives there is little he can do without access to the 2nd floor unit. What to do?!

This actually happened recently at Springbrook. Happily, the 2nd floor unit owner arrived home grateful that a plumber was already there and that the damage to his downstairs neighbor was not more extensive. (Happily too, he has homeowners' insurance that will cover the repair of his and his neighbor's damage.)

We now have contact information for that 2nd floor unit owner. Do we have yours?

If you are not sure that we do, please leave a message at 610-0165 and we'll send you the form or, you can print it from the website! Go to the forms link and you'll find the *Owner / Occupant Questionnaire*.



Website Hits:

Speaking of the website – in the week before announcing the roll out of the new website, we averaged 4.5 hits per day. Following the announcement, traffic spiked to as many as 15 hits per day!

Caution: During the early morning hours of June 23rd a propane gas leak in a Stratham townhouse set off an explosion and raging fire that was fought by firefighters from 14 communities. The condo owner died as a result of injuries sustained in the fire. We are served by natural gas but, propane or natural, gas leaks can be deadly.

If you smell gas,
evacuate and call 911 from
outside the building.

A Fire Risk: If you still smoke



and you choose to do so outside of your unit, please do not discard your cigarette (even if you think it is out) on the grounds or in the mulch. A year or two ago the fire trucks arrived at Springbrook to put out a mulch fire started by someone who thought their cigarette had been put out. Take your cigarette butts home with you – do not dispose of them outside. Your neighbors thank you.

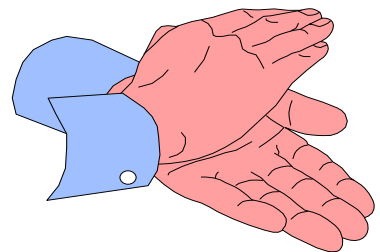
PARKING: The parking policy is being reviewed. Unit owners will soon receive a copy of the revised policy.



Thank you, thank you to our neighbors who volunteer their time and effort to make life at Springbrook what it is:

- Lou Nardi and Deborah Lavasseur who test and monitor the pool everyday (think about it – *every day!*)
- Joan Hamblet who plants and tends the flower pots and conducts regular lighting inspections,
- Vicky Landry who delivered and maintains the wonderful lending library at the clubhouse,
- Dot & Roger Liberty who recently “retired” from distributing these newsletters,
- Those of you who pick up other people's trash at the dumpster or litter on the grounds.

For all of you, named and unnamed, a round of applause



ANNUAL CHECK UP:

Summer is a good time to have an annual inspection of your heating system. Call your heating contractor or Unitil at 866 933-3820. Air circulation and make-up air is important for a clean burning furnace and a gas hot water heater (that's why we have louvered doors on the utility closet). Resist the temptation to store items on the floor of the utility closet or block the louvered doors.