

SPRINGBROOK CONDO NEWSLETTER

Fall 2007

Information and Updates from the Board of Directors

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ANNUAL MEETING:

Four (4) board members were elected at the Annual Meeting on September 8th.

One new member, Jim Anthony, and one returning member, George Ricker, join re-elected members, Deborah Lavoisier and Bess Mosley. These four, together with Dean Savramis, Don White, and Erica Short comprise Springbrook's seven (7) member Board of Directors. The new Board met and elected its officers:

President: Deborah Lavoisier
Vice Pres: Don White
Treasurer: Erica Short
Secretary: Bess Mosley
Trustee: Jim Anthony
Trustee: George Ricker
Trustee: Dean Savramis

THANK YOU:

Thank you to our outgoing Board members, Randy Buccini and Lou Nardi. Randy served on the board in the 1990s and again for these last 4 years. Lou Nardi has given 7 years of volunteer service to the Springbrook community. Six of those years serving as the Board's Treasurer. Thanks to you both!

ANNUAL REPORT: The Board of Directors 2007 Annual Report is being mailed to any unit owner who was not present at the annual meeting.

SIDING PROJECT UPDATE:

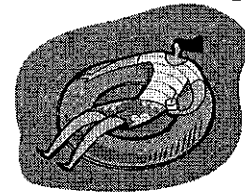
Building #5: The repair and residing of Building 5 is *almost* complete. The delay in window replacements for a few units has held up the completion – but we are almost there!

Building #9: The repair and residing of Building 9 has begun and the work is well underway. Once completed, this will be the 7th building repaired and resided, leaving only two more buildings (#3 and #6) to complete this ambitious project!

SPONGES&MICROWAVES:

Did you know that you can sterilize your kitchen sponge in your microwave? According to the *Journal of Environmental Health* (Dec '06) it works! **Wet the sponge**, wring it out and nuke it for 2 minutes in the microwave. The heat kills worrisome bacteria along with viruses.

THE POOL: The Board wants to thank those residents who provided invaluable assistance to board members Deborah Lavoisier and Lou Nardi in maintaining the pool this season. Thank you to Karen Svenson, Patricia Brinkley & her family, and the other residents who helped keep the water level high and the pool area neat. If you enjoyed the pool this summer, you can thank their collective efforts for the clean, well-monitored pool!



HOMEOWNERS'

INSURANCE: Sometimes condo owners mistakenly believe that they do not need Homeowners (or tenant) Insurance because the condo association has insurance. It is true that the Springbrook Condo Association carries insurance but it does not replace the need for unit owners to carry their own coverage. A Homeowner Insurance Policy can cost as little as \$150 and we urge you to protect your property and belongings with such a policy.

DUMPSTER MANNERS:

Please be sure that your trash bags are tied, or otherwise secured, and that 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.)

MOSQUITOES & BATS:

There may be differing opinions about chemical treatments to control mosquitoes but there is not dispute about the value of bats! 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.

CARBON MONOXIDE

kills 500 Americans and puts an estimated 10,000 in hospital emergency rooms each year by displacing oxygen in the bloodstream.

You can't see it, smell it, or taste it. Flu like symptoms that affect everyone in the household may be the first signs of a problem. Carbon Monoxide (CO) monitors detect this deadly gas before it reaches the danger level. Now that the heating season is approaching and our furnaces will be operating, this is a good time to consider buying a CO monitor. Consumer Report suggests that the best alarms cost \$75 or less and includes models that combine CO and smoke detection. The First Alert OneLink is the first wireless carbon monoxide and smoke alarm that can sound other alarms. \$75.

Source: ConsumerReports 9/05



SMOKE DETECTORS:

Consider this a reminder to check your smoke detector! Consider replacing it if it is more than 10 years old.

AIR CONDITIONERS:

Please arrange to have your window air conditioners removed from your windows by October 15th. Thanks. ☺

RESIDENT PARKING:

Those of us who live in buildings where parking is not a problem, might have wondered why parking permits (stickers) were introduced to Springbrook. We are the lucky ones! Some of our Springbrook neighbors live in buildings where parking is at a premium and problems with abuse (residents who *regularly* had more than the 2 allotted vehicles in their lot, etc.) resulted in some residents never being able to park in the lot nearest to their unit entrance. After grappling with this issue for years, with only limited success, the Board decided in June to institute the parking permit policy with which you are now familiar. The highlights are that between the hours of 6:00pm and 7:00am:

- 1) only vehicles with parking sticker or visitor placard may park in resident lot
- 2) not more than two vehicles per unit may be parked in a resident lot
- 3) a third vehicle (resident or visitor) may be parked in the overflow lot by the clubhouse or lot F (between buildings 4 and 5).