

SPRINGBROOK CONDO NEWSLETTER

Spring 2006

Information and Updates from the Board of Directors

c/o The Commons Property Management, PO Box 744, North Hampton NH 03862
(603) 964-7944 www.springbrookcondos.com

SIDING PROJECT:

The restoration and residing of buildings 1, 4, 7, has been completed, #2 is underway, and # 8 will begin later this summer.

Among our generation of Portsmouth condos (built in the 80s) we are #1 in facing the financial realities (our special assessments) and addressing these important structural issues and making the necessary improvements. Congratulations to all of us!

The board is gratified by the number of unit owners who are opting to replace their windows when their building is being restored and resided.

Reminder:

The \$1250. Special Assessment is due by July 1, 2006

SMOKE DETECTORS:

It is recommended that each spring and fall (when you change your clocks) that smoke detectors be tested and any required batteries be replaced. If you have not already done so, consider this a reminder to check your smoke detector!

OPEN HOUSES? If your condo is for sale and your real estate agent suggests an "open house", let them know that signage generally associated with an "Open House" is not permitted at Springbrook. Recent activity has prompted this reminder. While we expect voluntary compliance, please note that fines will be imposed on unit owners who violate residency rules. Thanks.

POOL OPENING:

The pool will be open for Memorial Day weekend. It's not too soon to locate your pool key! (The cost to replace a lost key is \$50.) Please reacquaint yourself with the pool rules (they are posted on the clubhouse wall.)

CLUBHOUSE:

We have had some recent vandalism at the clubhouse. We are having additional lighting installed and are getting estimates on pruning the lower branches of the trees along the pool fence. In addition to these measures, we are asking for your cooperation. If you see suspicious behavior around the pool or clubhouse, please report it to the Portsmouth

Police Department 427-1500 x 0 or 436-2145.

A MESSAGE FROM MYRON:

Our letter carrier has asked that we remind you that, if you are going to be away for 3 or more days, he will hold your mail for you. Complete form #8076, *Authorization to Hold Mail*, or leave a note for Myron in your mail box.

POST OFFICE ANNUAL FOOD DRIVE:

On Saturday, May 13th 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 collect donations) stays in our community and gets distributed to places such as the Portsmouth Food Pantry, A Safe Place, Operation Blessing & others. Thanks.

INFORMATIONAL

MEETING: Watch the bulletin board for a notice about an Informational Meeting being planned for a Saturday this Spring.

SIDEWALK REPAIRS:

We will soon be awarding the contract for the repair, &/or replacement of certain sidewalks at Springbrook. We'll keep you posted!

OUTDOOR GRILLS:

Please be sure that your outdoor grills are kept on the cement pad at the door of your storage unit. Thanks.

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.)

MIRROR POND CONDOMINIUMS:

You almost lived there! A number 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. (Keep in mind that it is early Spring and vegetation may have encroached on the path so, wear long pants!) 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. (It appears that the footbridge needs to be re-positioned. If you are able-bodied and willing to help with this, phone Joan Hamblet @ 436-1351.) 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.



ABOUT BIRD FEEDERS:

We understand the appeal of bird feeders but, to mitigate their down side, rules regarding their use were established in 2003. Please, bird feeders must be at least 35 feet from any structure and away from walkways and parking areas. They must be at least 3 feet above the ground and only one per unit please. If you choose to put up a birdfeeder, it is expected that you will keep it clean, avoid seed from accumulating on the ground below it, and generally maintain it in good condition.