

SPRINGBROOK CONDO NEWSLETTER

SEPTEMBER / OCTOBER 2002

2000 Springbrook Circle, Portsmouth NH 03801

(603) 430-8715

www.springbrookcondos.com

ANNUAL MEETING

Those of you who were unable to attend the Sept 14th meeting will receive a copy of the Board's annual report in the mail. The 3 board members whose terms were ending, were each re-elected for another 2-year term. They are: Bernie Boutin, George Ricker, & Dean Savramis.

At its meeting on October 10th the board elected its new officers. Bess Mosley, having previously indicated that she would not be a candidate for president again, nominated Dean Savramis for that office. Dean was elected unanimously. The new board officers are as follows:

President: Dean Savramis
Vice Pres: Bess Mosley
Treasurer: Lou Nardi
Secretary: Bernie Boutin
Trustee: George Ricker
Trustee: Paul Marston
Trustee: Deborah Lavasseur

AIR CONDITIONERS

We are late with this reminder but if you have not already done so please remove your window air conditioners.

NEW MANAGEMENT COMPANY:

As we discussed in the August newsletter (available on our website), the Board of Directors has been looking at property management companies. We are pleased to announce that effective December 1st **The Commons Property Management Co., Inc.** will be the property manager for Springbrook Condominiums.

You will soon be receiving information from The Commons including a new mailing address and phone number for all condo-related matters. Meanwhile,

Send November condo fee to
Springbrook Condo Assoc
2000 Springbrook Circle
Portsmouth NH 03801

Send December condo fee to
Springbrook Condo Assoc
c/o The Commons
PO Box 744
No Hampton NH 03862

The Board of Directors will continue to keep you informed via these monthly newsletters.

THANKS to Claudia Sylva Reynolds for the fall arrangement of pumpkins and plants at our entrance.

STORAGE SHEDS:

A change in the system of certain utility companies has prompted a review of the master lock system we were about to install on sheds that house utilities. We will address this in more detail in the next newsletter.

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 upon us and our furnaces are operating, this is a good time to consider buying a CO monitor. Consumer Report recommends the Kidde Nighthawk Premium Plus KN-COPP-3 and the American Sensors CO910. The Kidde adds battery backup and a power cord for more mounting options. Retail price is \$46 and \$50 respectively.

Source: Consumer Report 10/01

ASPHALT REPAIR: In an effort to preserve our asphalt, we have again this year had the cracks cleaned and filled. It is inevitable that *someday* our asphalt roads & parking lots will have to be replaced (\$\$\$). Please do your part to extend the life of the asphalt: *do not* cut the corners when turning into your lot, *do not* pull off the side of the road. When the edge of the asphalt begins to break off in chunks deterioration is accelerated.

***"Keep your tires
on the
asphalt pavement."***

SHRUB SURVIVAL: Thanks to the care and watering efforts of the residents in bldg #8, new spring plantings survived the summer drought! Thanks for your help.

SEWER LINES: A recent backup in bldg 6 prompts us to provide you with this reminder: The sanitary sewer line receives *everything* that is allowed down the toilet, sinks, tub, or shower. The following items are among those that can cause backups and therefore should not be allowed down a drain: dental floss, sanitary napkins, tampons, condoms, Q-tips, tissues, disposable diapers, food, cotton balls, paper towels, cigarette filters (butts),

food and grease. Use hair traps in bathroom sinks, shower and tub and use the strainer in your kitchen sink. If you have a garbage disposal we ask that you consider not using it. Finally, be advised that when there is sufficient information to determine the unit responsible for disposing of the prohibited items (above) that caused a backup, the unit owner will be held responsible for the costs associated with the backup.

WINDOW WASHER: A professional window washer will be at Springbrook in November. 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.)

SAVE US MONEY: When someone leaves a piece of furniture, a mattress, or other such item at the dumpster area, we have to hire someone to remove it. This is a costly and avoidable expense. A phone call to one of the following may solve the disposal problem for you, save the condo association an unfair expense, and be a blessing to a needy family. To dispose of furniture, etc. contact:

1. Operation Blessing
430-8561
2. The Salvation Army
(they pick up)
207 878-8555 x 208
3. Good Will
430-2040

For items not suitable for these agencies, contact

4. Portsmouth's
Dept Public Works
Peverly Hill Rd
427-1530.

During certain hours, they accept bulky waste from Portsmouth residents (proof of residency will be required).

FIND A KEY IN YOUR MAILBOX? When the post office has a package for you they leave it in one of the parcel boxes at the side of our mailhouse. The key you find in your mailbox is the key to the parcel box containing your package. You are supposed to retrieve your package, leaving the key in the parcel box lock for the post office to use again. The post office has requested that you please retrieve your package and make the parcel box available for someone else. Thanks.

PARKING REMINDER: Remember: 2 cars per unit and please do not park in front of a walkway. Thanks!