

SPRINGBROOK CHATTER

The Commons 964 7944 4/98
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Spring just around the corner!

What a Winter !! Will we pay for it as we did last year in April?

The Board of Directors has selected Brian's Lawncare for the Landscaping contract for the upcoming season. Spring clean-up will begin very soon. The Board has also selected an independent fertilization company this year. True Green Chem Lawn has been selected and will complete a four step program.

The Winter was very mild this year and we all fared well. The snow contractor had an easy time, but as soon as the weather breaks they will be on the property removing sand and completing lawn repairs. He will also repair the speed bump that was damaged this Winter by the plow. If you noticed any areas that suffered this year contact the Management Company.

Repairs & Maintenance

The Board has received many maintenance requests to investigate the leaks that seem to have

inundated Springbrook. The Board along with the Management company will work diligently to rectify these problems. We ask that you be patient until all leaks can be resolved.

The painting contract has gone out to bid. The Board is anticipating painting three buildings this year. The repairs to the clapboards and trim are included. The Contractor will also install ridge vents to these buildings to increase the ventilation. The Contractor will power wash the buildings, scrape, prime all bare wood and paint. You will be notified by the contractor when the work will commence.

Thank you to the residents in building five and six for being patient in regards to the parking lot lights. We know that this has been an on-going issue for you all for quite some time. As some of you may have noticed, a trench had to be dug and a new electrical line had to be installed. This should correct the lighting situation. Again, thank you for your patience.

Board of Directors

The Board is comprised of the following Owners, Steven Pyne, Randy Buccini, Bess Mosley, William Dix, Edwin Fitzgerald and Robert Kowalski.

The Board would like to remind Owners and residents that the dumpster is **not** to be used for large items. All unwanted large items must be disposed of off the property. Each time items are left in the dumpster area the Association has to pay for these items to be disposed of. If you have items that are too large for the dumpsters, contact the Management

Company and they can refer you to a contractor to dispose of these items.

The recycling program at Springbrook has been successful. Please make sure that all items are placed inside the bins, if they are on the ground P & T Container will not take them.

The Board would like to remind Owners and residents that all pets are to leashed and walked off of the property. Owners are responsible for cleaning up after their animals.. They are also responsible for any damage caused to lawn areas or shrubs.

The Board would like to remind residents that "PETS SHALL BE UNDER THE CONTROL OF THEIR OWNERS AT ALL TIMES. THEY SHOULD BE TAKEN FOR THEIR WALKS - IN THE WOODS AND NOT ON THE LAWNS". Pets should NOT be left alone in a residence is they should become an annoyance and nuisance to other residents by barking when left unattended.

The Board is looking for volunteers to form a "Pet Committee". The role of the committee would be to come up with solutions to improve the pet situation within the Community. It is recommended that the committee re-visit the current rules, look into other condominium associations rules and guidelines and report their findings to the Board. If you are interested in serving on this committee, please contact The Commons at (603) 964-7944.

The Board would like to remind Residents that the speed limit on the property is 15 MPH. Please adhere to the posted speed limit. There are many children playing in the community and we want to keep them safe.

The Board would like to remind Owners and residents that Commercial vehicles or any vehicle

with commercial lettering are not allowed on the property. Anyone parking a commercial vehicle on the property will be notified and given 30 days to remove the vehicle. Vehicles that are not removed within the 30 day time frame will be towed at the expense of the owner.

There have been many acts of vandalism of the property over the recent months, i.e. dumpster fences, posts on either side of the speed bumps and removing or destroying the stakes in grounds for snow removal and the destruction of the basketball hoop. Continued vandalism and the resultant expenses for repairs will ultimately lead to an increase in monthly condo fees. If you note these kind of activities, please contact The Commons so that proper infraction notices are sent to the responsible party.

The Board of Directors meet on the third Saturday of every month at 8:00 a.m. to address issues and concerns of the Community. If you have an issue you would like to discuss with the Board, please contact The Commons and you will be placed on the agenda.

Management

Reminder: Condominium fees are due by the first of the month, if payment is not received in our office by the last day of the month, a twenty-five dollar late fee is applied to your account.

If you are renting your unit please provide The Commons with your tenants name and telephone number. If you have not filled out the questionnaire sent to you when The Commons assumed Management of Springbrook, please take a moment to fill it out. You may return the questionnaire to us with your next condominium fee payment. This information is necessary should we have to contact either of you.

The Commons is available for your questions or concerns about Springbrook during normal business hours 9:00 a.m. until 5:00 p.m. at 603-964-7944. After business hours for emergencies only.

The Commons is located at 28 Cedar Road, North Hampton, NH, off of Route 1, please stop in and see us any time during our normal business hours. Our Mailing address is P.O. Box 744, North Hampton, NH 03862.

The Commons would like to thank the Springbrook Condominium Association for the opportunity to manage the Association. The Commons has been managing Condominium Associations for the past 10 years. We anticipate a successful year for Springbrook.

