

SPRINGBROOK CONDO NEWSLETTER

NOVEMBER 2002

2000 Springbrook Circle, Portsmouth NH 03801

(603) 430-8715

www.springbrookcondos.com

SNOW! Winter weather info appears on the reverse side of this newsletter. Please read and follow the guidelines provided.

CHRISTMAS SPIRIT: Portsmouth's annual Christmas parade will be on Sat, Dec 7th. That is the occasion of Santa's arrival and the lighting of the big Christmas tree in Market Square.

You can help decorate that tree! The *Citywide Neighborhood Association* has been charged with decorating this year's "Unity Tree". Our representative to the *Citywide Neighborhood Association* is Joan Hamblet. Phone her at 436-1351 for more info and tree decorating details.

THE COMMONS: By now you should have received a letter & supply of new green envelopes from The Commons. They will assume the management of Springbrook on Dec 1st. If you have not received The Commons letter of November 19th & mailing envelopes, phone them at 964-7944.

DECEMBER 1ST: On that date *The Commons Property Management Co* will assume the role of our property manager. Condo issues should thereafter be addressed to:
SBC Board of Directors
c/o The Commons
PO Box 744
North Hampton NH 03862

DISCONTINUED: We will soon discontinue using the following address & phone number:

2000 Springbrook Circle
Portsmouth NH 03801
-and -
telephone 430-8715

AIR CONDITIONERS
All units should now be out of windows. Thanks!
If yours isn't, please remove it promptly.

VEHICLE REMINDER: Unregistered vehicles are specifically prohibited from the SBC premises.

WINDOW WASHER: To those of you who were interested in having your windows washed - we're sorry! We were too late to schedule for November. We will try again in the Spring of '03. Stay tuned.

VANDALSIM? We specifically requested our snow removal contractor to install plow stakes. Once snow blankets the ground, the plow driver can only estimate where the pavement ends and the grass begins. The damage that can result is costly to repair. We were sorry to see the vandalism that resulted in the broken and removed stakes. We will seek to have the stakes replaced and ask that you all do your part to ensure that they remain in place.

SMOKE DETECTORS: We recently turned our clocks back 1-hour to EST. That is a reminder to check your smoke detector! If it is more than 10 years old you might want to consider replacing it.

SNOW BIRDS: If you are heading south for the winter months, please arrange to leave a key with The Commons, a friend, family member, or neighbor who can check your unit in your absence. Be sure to advise us of the person with whom you have left a key as well as your winter address and telephone #.
(We'll mail you the winter newsletters.)

WINTER WEATHER INFORMATION
for
Springbrook Condominium Association

1. The wooden stakes are in place and serve important guidance for snowplow operators, please do not disturb them.
2. There are 5-gallon buckets of sand/salt mix at each entryway. Please use the mix to alleviate any icy or slippery conditions before venturing out onto your walkway. If the pail needs to be refilled, please advise The Commons at 964-7944.
3. If a snow storm occurs at night, the plows will strive to have the main entry/exit road, and the clubhouse parking lot, cleared by 6am. *Then* the contractor will plow all other parking areas and roadways.
4. Our job as residents is to clean the snow off our cars and then move them to the clubhouse parking lot or the right side of the exit road. Your cooperation in moving your car in a timely manner will enable the plow driver to do a thorough job in a parking lot free of cars!
5. It is important that cars be parked on only 1 side of the road. When vehicles are parked on both sides (particularly around the circle) a truck with a plow mounted on the front cannot pass between the vehicles.
6. Be sure that your car does not block a sidewalk or path. The contractor needs to be able to get his equipment onto the sidewalk and your neighbors are entitled to clear passage to the parking lot. Please, under no circumstances, park your car in a way that will obstruct access to sidewalks and paths.
7. If you are going to be out of town or unavailable to move your car during a snow event, please leave your car in the most remote section of your parking lot or, in the overflow lot near the clubhouse.

If we all follow these guidelines, use common sense, and help our neighbors who may need help, the snow removal process will go smoothly. If you have a problem or concern, please phone The Commons at 964-7944.

Keep this notice for your reference!