

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

August 2010

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

Mark Your Calendar!

Annual Meeting
September 11, 2010
Saturday @ 10:00 am

New board members are elected at the annual meeting. If you would like information about possibly becoming a board member, contact Property Manager, Ron Maglieri at 610-0165.



Storm / Screen Doors:

We are aware that some of you who have non-approved storm/screen doors bought your units with those doors already in place. Soon however, everyone who has a storm/ screen door that is *not* the approved Harvey white Full Vu Hollywood door will be receiving a letter. The letter will advise you that you must either remove the non-approved door or, replace it with the approved model. If you have questions about this process, please phone Ron Maglieri at 610-0165.

Parking: Our parking system (requiring permit stickers) was put in place in 2007 to address the problems that arise when the 2-vehicle limit is abused. Enforcing this system is an unpopular but necessary task and has been administered by volunteer Deborah Lavasseur since its inception. Deborah has recently recommended some changes in the policy which the board has approved. The revised parking policy is attached for your review. (It is also posted on our website for your future reference.)



If you do not have a parking permit sticker on your vehicle, contact Ron Maglieri immediately. Ron can be reached at 610-0165.

Storage Sheds and Utilities:

The benefits of a careful review were demonstrated in this instance. Some of the assumptions that we had following the shed fire have

not borne out, and new considerations have surfaced. We hope to have something final to report by the next issue of this newsletter.



Distribution of Newsletter:

These newsletters are distributed to all 144 units at Springbrook as well as being mailed to unit owners who do not live here. We are seeking a volunteer or two who would be willing to distribute the newsletters once a month regardless of weather . . . within reason. Call 610-0165.

Website:

Work on our website continues. We have recently added information about window replacements at Springbrook as well as dryer vent and make up air installations (see *Forms and Specifications*), and, of course, the new, revised parking policy (see *Documents*).

A NEW NEIGHBOR: Two of the three Lafayette Rd properties owned by Dick Bournival have been sold: the Jeep and the Kia dealerships. The third of those properties, the one at our entrance, will now house the Kia dealership. According to the Portsmouth Herald, the new owner will lease back the Jeep property to Mr. Bournival and the former Kia property will become a Salvation Army Thrift store. *(Hopefully we'll have lights at our entrance again!)*

TREE DAMAGE UPDATE: You may recall our report about the damage sustained at Springbrook when a micro burst blew through on June 3rd. A huge branch was sheered off a large pine tree and came to rest on a stairwell roof at building 2. Cornerstone Tree Care has since taken down that damaged tree as well as another in the same area believed to be at risk. We have sought and received bids for the work necessary to repair the damage to the building but the contract for that work has not yet been awarded. Ron Maglieri is still negotiating with the insurance company. Hopefully, work will begin soon!

DID YOU KNOW - ?

In a single hour, a broken washing machine hose can leak up to 500 gallons of water. Consider the damage that this could do before you leave home while your washer or dishwasher is operating. Check your washing machine hoses for soft spots, brittleness near connections, or kinks. If any of these conditions exist, you should replace the hoses. If they are

more than 5 years old, it is a good idea to replace them as a preventive measure. Once the new hoses are installed, hang a tag on them with the installation date for future reference. (Ref: Regesis 3/01)

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 association carries insurance but that insurance does not cover your personal property. When there is a loss, such as the recent shed fire, the association's insurance pays for the repair of the building but does not repair or replace your belongings. Think what such a loss could mean to you. 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.)

THE "2000" MAILBOX:

Around the back and *inside* our mail house you will see a black mailbox mounted on the sidewall with the number "2000" on it. If you have correspondence for the board or for Ron Maglieri you may drop it in that box.



Do not put outgoing mail in the 2000 box. Condo fees must be mailed to:

Murphy, Powers & Wilson, CPA
Attention: S. Lafrance
1 Merrill Industrial Dr
Hampton NH 03842

WAYS TO SAVE:

1. Improve freezer efficiency by keeping it as full as possible – with bags of ice for instance. Keep a 1” open space on each side of the interior for better air exchange.
2. Stop that dripping faucet. Sixty drops a minute will waste about 6,428 gallons of water per year according to the US Geological Survey.
3. Buy gift cards for up to 30% off their face value at plasticjungle.com, giftcardrescue.com and giftcardsagain.com where the cards are sold by gift-getters who don't want them.
4. Just 10 seconds of idling your car's engine uses as much gas as restarting it. (Source: AARP July August 2010)