

# SPRINGBROOK CONDO NEWSLETTER

## DECEMBER 2002

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

### TAX ABATEMENTS:

The city's recently completed reassessment has resulted (for the first time) in a difference in the assessed value of 1<sup>st</sup> and 2<sup>nd</sup> floor units at Springbrook. In most instances, 2<sup>nd</sup> floor units were assessed at \$10,000 more than 1<sup>st</sup> floor units.

The city's stated criteria for the "new value" was based on a unit's market value as of April 1, 2002. A review of the public record of selling prices does not seem to support their position. The "new value" of \$117,000 for most 1<sup>st</sup> floor units seems to accurately reflect the record. However, the "new value" of \$128,300 for most 2<sup>nd</sup> floor units does not appear to have any basis in facts. (The market value of 1<sup>st</sup> & 2<sup>nd</sup> floor units is essentially the same.)

In August 2002 you should have received a "Revaluation Assessment Notice" from the city indicating your property's assessed value. Your 2003 real estate taxes will be based on that assessed value. The Board is providing the following information for unit owners

who may wish to appeal their tax assessment.

You may file an *Abatement Application* with the Assessor's office before March 1, 2003.

The application is available on the City's website:  
[www.cityofportsmouth.com/assessors/abatementapp.pdf](http://www.cityofportsmouth.com/assessors/abatementapp.pdf)  
or at the City Assessor's office at City Hall.

Assessor: Lauren Elliott  
431-2006 ext 249.

### DON'T BE A CHARLIE:

Joe moved his car *before* the plow arrived. Charlie was busy and never got around to moving his car until *after* the plow driver had completed clearing his parking lot. For the next 2 weeks of cold weather, the area where Charlie's car had been parked while the lot was plowed, is lumpy with tire ruts and foot prints in frozen snow. Is this treacherous situation a problem for Charlie? No - he finally moved his car. He now parks in the area clean of snow and tire ruts. He parks where Joe had been! *Be a good neighbor - don't be a Charlie.*

### CANDLE LIGHT:

The National Fire Protection Association says that December is the peak month for candle fires - almost 13,000 annually! Most occur when burning candles are left unattended. They remind us to keep candles away from flammable and combustible materials and decorations & never, ever leave burning candles unattended.

### CHRISTMAS TREES:

When you take your tree down, please deposit it under the basketball hoop in the overflow parking lot by the clubhouse. We will have them picked up and removed in mid January. Thanks!

### SNOW REMOVAL:

Our snow removal contract does *not* provide for the plows to return repeatedly until all vehicles have been removed from the parking lots. Thanks to all of you who moved your vehicles so the snow plow driver could clear your lots. For those of you who did not move your vehicles, please see items #4 and #7 on the reverse side of this sheet. Your future cooperation will be appreciated.

**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!*