

SPRINGBROOK NEWSLETTER

May 2001

SPRING CLEAN UP DAY! Last Saturday (3/28) was our 1st Annual Clean Up Day and Barbecue. The volunteer crew of 22 people picked up litter, bush cut, picked up, raked, and wood chipped a lot (!) of underbrush from our entrance drive. Any of you who saw them working know that this was no token volunteerism – this was hard labor!

Grateful thanks to Brian Hussey, 411, Sam & Susan McLeod 413, Mark Brodeur 610, Jack Durkin 903, Effie Velardo 606, Jeff (with Daniel in his backpack) and Trish Fernald 210, Keith Malinowski 307 (and his wheel barrow), the Zlatin family 315, Paul Marston 307, Chris, Patti and 17 mo old Joseph Riggle who, even though they have recently sold their unit and will be moving, pitched in! So did Nikki Bonenfant! Joan Hamblet and Bill Cunningham of the Grounds Committee and Board members Bernie Boutin and Dean Savramis rounded out the work crew. (Bernie did double duty as chef at the barbecue which followed.) Side dishes from Joan Hamblet, Gay Boutin (and 8 mo old Ryan), Nikki Bonenfant, and Bess Mosley rounded out the menu of hot dogs and hamburgers. Home made cookies from Joan Hamblet and Kathy Durkin's fabulous pineapple cake topped off the day!

It is notable that most of these volunteers didn't know each other until they found themselves working side by side with each other. All will agree that, in spite of the hard work, the feeling of neighborliness and the good food made this an enjoyable and productive day.

Special thanks to Joan Hamblet, Nikki Bonenfant, and Dean Savramis who coordinated this effort (food, rental equipment and supplies). Mark your calendars for the last Saturday in April of 2002!

TENNIS COURTS:

The nets are up! Enjoy!

SWIMMING POOL:

The pool will be open not later than Friday, May 25th - the start of the Memorial Day weekend. We have purchased 2 tables with chairs and umbrellas for your pool side pleasure. Enjoy!

"2000" MAILBOX:

Mail delivered to the "2000" mailbox *inside* the mailhouse is picked up six (6) days a week. Mail deposited after 3pm might not be received until the next day.

WEB SITE:

How do you like our website? Take a look: www.springbrookcondos.com

MAILING ADDRESS:

2000 Springbrook Circle
Portsmouth, NH 03801

TELEPHONE:

430-8715

QUESTION: If it were feasible and permissible for you to have your individual unit equipped with central air conditioning, might you be interested?

In 1999 the Board began a "feasibility study" about the possibilities of individual unit owners being permitted to have a central air conditioning system installed in their unit. It was soon clear that the cost to an interested unit owner would be high and we put the project on the back burner. As we approach summer again, the Board has received inquiries about our 1999 findings. Before committing more time to this "feasibility study" we would like to get a better understanding of how many unit owners *might* be interested in equipping their unit with central air. Obviously, any such improvement would be done at the individual unit owner's expense.

If you would be interested in learning more about the possible option of having a central air conditioning system installed (at your expense) in your unit, please let us know. You can drop a note in the black 2000 mailbox inside the mailhouse or leave a message with the answering service at 430-8715. If interest warrants, we will look at this matter again. We'll keep you posted!

PAINTING PROJECT: Since 1997 we have painted all nine (9) buildings. As we begin this next painting rotation, we will do a fine paint job one building at a time. Finest Painting will paint building 3 this spring. All deteriorated wood trim, clapboard, and shingles will be replaced. All new siding / trim will be preprimed on all sides and cut edges. Finest Painting will work in cooperation with a general contractor and Noblin & Associates to ensure that issues identified in our 1998 *Condition Survey and Reserve Study* will not be overlooked.

If you live in building 3 and have ever considered buying replacement windows or storm windows for your unit, this would be a good time to do so! Leave a message with the answering service (430-8715) that you would like to receive information about the windows (storm or replacement) and we'll send it to you.

NATURE TRAIL:

With the recent nice weather, more and more people have begun to enjoy the Nature Trail around the pond. Pet owners, please pick up and dispose of your dog's waste (even on the trail).

PET OWNERS:

During last week's Spring Clean Up, volunteers picked up a number of plastic bags containing dog waste?! We appreciate your picking up after your pet but *please* deposit the plastic bag in the dumpster. Your neighbors thank you.

SPECIAL

ASSESSMENT: The \$675. we will each contribute will generate \$97,200; sufficient to put new roofs on three (3) of our buildings. The specs have been written (by Tim Little, P.E. of Noblin & Associates) and sent to four contractors who will bid on the work.

P.S. Yes - *everyone* pays their special assessment. The Association is now in litigation with one unit owner who failed to pay the 1999 special assessment. The other 143 unit owners paid.