

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

September - October 2010

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

The Annual Meeting: For those of you who were not present, the election results were as follows: Jack Kane and Dean Savramis were re-elected, each to another 2-year term. Jason Grucel was elected to his first 2-year term, replacing Don White who, after serving three 2-year terms stepped down. The board:

President: Bess Mosley

Vice Pres: Kelli O'Connell
Langs

Treasurer: Jim Anthony

Secretary: Deborah Lavoisier

Trustees: Jason Grucel
Jack Kane
Dean Savramis



Dogs at Springbrook: It has recently been necessary to fine a number of dog owners who have not always complied with the rules and regulations about where to walk their dogs. (Did your company bring a dog? Better check the rules before going for a walk!) The only way to ensure that dogs continue to be welcomed at Springbrook is for dog owners to police themselves. Please do so.

Storage Sheds and Utilities:

There are 18 storage sheds and 16 condos in each of our buildings. Three storage sheds on each building house utilities: telephone, cable, electric & water. One resident in each building is sharing a storage shed with a utility.

The shed fire in building 9 was a shed being shared by a unit owner and the water meter for that building. There was a heater in the shed to keep the water lines from freezing. That heater was the source of the fire.

As you know from previous newsletters, we conducted an inspection of all the sheds containing water meters and inspected the condition of the heaters in each. After considering a number of options, it was decided that, instead of continuing the use of heaters, each shed housing water meters will be insulated and the pipes will be heat wrapped. The work has begun.

During our inspection of the sheds containing utilities we learned that it is *not* the water sheds that should not be shared with a resident but the *electrical* sheds that should not be shared. We are working on that.

Did you happen to see NH Chronicle's recent segment about the New England Equine Medical and Surgical Center? Located in Dover, it is the largest horse hospital north of Kentucky. The co-owner of this fabulous facility is your Springbrook neighbor, Jacqueline Bartol, DVM. (View the Chronicle segment at www.newenglandequine.com)



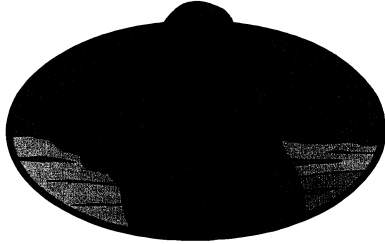
If you are a horse-loving person over the age of 18 years and interested in being a foal watch volunteer, go to the website or call Foal Watch Volunteer Coordinator, Jodi Alger, at 749-9111.

E-Mail: We are building a mailing list of email addresses. If you have an email address that you wish to have included in our mailing list, send it to us at the address above or drop it in the 2000 box (inside, at the back of the mail house). Addresses will be used only by the board and/or management for the purpose of providing newsletters electronically as well as occasional announcements, reminders, etc.

Storm / Screen Doors:

Forty three of your neighbors have received letters advising them that their storm door appears not to be the approved Harvey white Full Vu Hollywood door. Some have already been replaced and the board has begun reviewing photos offered by those who believe their storm door is indistinguishable from the approved Harvey. Stay tuned.

Attention Pease Greeters: If you are a Pease Greeter and interested in car pooling to flights with other Pease Greeters at Springbrook, leave a message at 436-2348 and someone will get back to you.



If you are not a Pease Greeter, treat yourself and go to: www.PeaseGreeters.org or call 766-0502

Thanks to those of you who have responded to our call and volunteered to help distribute these newsletters. *(It was probably one of those volunteers who left this at your door!)*

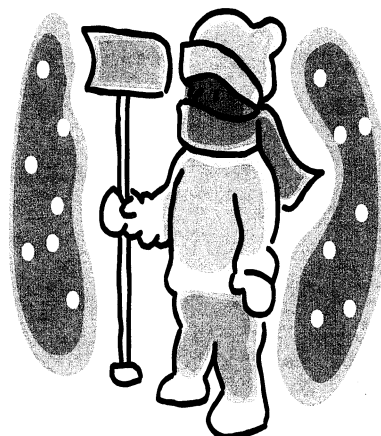
Did You Notice the clothes dryer and car seat left at our dumpster? Our unknown neighbor who left them there, could have taken them to the City's Public Work's Yard on Peverly Hill Rd and, as a city resident, could have left them there at no charge. Instead, they left them at our dumpster for us to deal with. We will pay about \$80 to have them removed and taken to a dump.

Southgate: Work on parking lot islands and lighting is about to begin and is scheduled to be complete by Thanksgiving. We are told that a supermarket is about to sign a lease on the old Shaw's location and an announcement as to which supermarket, will be made soon!



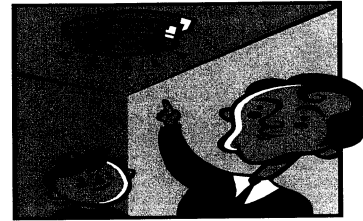
Our Lending Library is closed for the winter. There is no practical way to provide access to the clubhouse library once the pool is closed. Vicki Landry, our volunteer librarian, will continue to accept donations of books through the winter. You can reach Vicki at 427-5391, Vkki88@gmail.com.

Snow is Coming and to prepare, the snow stakes will soon be placed around our grounds. Please do not remove, break, or otherwise alter the stakes or their locations. Once snow blankets the ground, without the stakes, the plow driver has no way to know where pavement ends and grass begins. The result is costly repairs in the spring.



SMOKE DETECTORS:

Consider this a reminder to check your smoke detector! Consider replacing it if it is more than 10 years old. *Consumer Reports (Nov 09) recommends Kidde Model # P12000 at about \$30.*



CARBON MONOXIDE kills 500 Americans and puts an estimated 10,000 in hospital emergency rooms each year by displacing oxygen in the bloodstream. You can't see it, smell it, or taste it. Flu like symptoms that affect everyone in the household may be the first signs of a problem. Carbon Monoxide (CO) monitors detect this deadly gas before it reaches the danger level. We think it's interesting that NH State bill RSA 153:10-a requires that all new construction of rentals be equipped with carbon monoxide monitors and administrative rules for this statute are being proposed for existing construction.

NH website www.nh.gov/safety/divisions/Firesafety/bulletins/documents/2009-07CODetectors.pdf

Now that the heating season is approaching and our furnaces will be operating, this is a good time to consider buying a CO monitor. Consumer Report (Nov 09) recommends First Alert model #C 0615 for about \$40.

Source: ConsumerReports 9/05 and 11/09