

SPRINGBROOK CONDO NEWSLETTER

Spring 2005

Information and Updates from the Board of Directors

c/o The Commons Property Management, PO Box 744, North Hampton NH 03862
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ONE DOWN...

eight to go! Following the repair and residing of the clubhouse and mail kiosk last spring utilizing quality vinyl products, work began on Building #4 and is now complete. Aesthetically, the gray vinyl clapboard and blue vinyl shingles look remarkably similar to the original materials. However, the new vinyl products are virtually maintenance free and, unlike the deteriorating wood it replaced, will help keep out the elements that have been taking their toll on the buildings at Springbrook. This year, the same repair and residing that was done on Building #4 will begin on Buildings #1 and #7. Hopefully, by the end of 2005, we will be able to report "3 down, six to go!".

KEY IN YOUR MAILBOX?

When the post office has a package for you they leave it in one of the parcel boxes at the side of our mail kiosk. The key you find in your mailbox is the key to the parcel box containing your package. You are supposed to retrieve your package, leaving the key in the parcel box lock for the post office to use again. The post office has requested that you please retrieve your package and make the parcel box

available for someone else. Thanks.

GROUNDS CLEAN UP:

Now that the snow has melted and exposed debris, the clean up of our grounds begins! One thing residents can do is place all trash in the proper receptacles. This would include recyclables, non-recyclables, litter from fast food containers, cigarette butts, etc. Large items such as mattresses, TV's furniture, grills, etc. cannot be removed by our trash & recycling contractor. Please take these items to The City of Portsmouth Recycling Center located at the Public Works Department on Peverly Hill Road. This service is free for Portsmouth residents. Please be diligent in these requests as it will help keep Springbrook clean and reduce unnecessary costs.

SPECIAL ASSESSMENT:

Reminder for Owners: The \$1250 Special Assessment is due by July 1, 2005

POOL & TENNIS:

It's not too soon to locate your pool & tennis court key for the upcoming season! Remember this is a special key to prevent unauthorized duplication. The

cost for a replacement key is \$50. Don't misplace it!

SAVE THE PAVEMENT:

The edges of the asphalt road took quite a beating this winter. Please don't cut the corners going in and out of the parking lots and don't pull off the side of the road. Basically, we ask that you keep all 4 vehicle tires on the pavement. Thanks!

DID YOU NOTICE?

The overflow parking lot next to the pool & tennis courts has new lighting. As the snow-birds return from their southern winter residences and our parking lots fill up, please play by the rules and use the overflow lot appropriately. Example: If you have 2 cars and a weekend guest with a car, one car should be parked in the overflow lot. The new lighting makes the use of the lot (and the basket ball hoop!) more convenient.

INFORMATIONAL

MEETING: Mark your calendar and plan to attend the Informational Meeting on Saturday, April 30th at 9:30am in the clubhouse. Come and learn more about the long term repair and maintenance issues for our property.