

# SPRINGBROOK CHATTER

THE COMMONS PO BOX 744 NO. HAMPTON NH

603-964-7944

Issue #7 October 1999

## Board of Directors



Following the election at last month's annual meeting, the Springbrook Board of Directors are:

Bess Mosley, President  
Dean Savramis, Vice President  
Marge Morley, Secretary  
Lou Nardi, Treasurer  
Ellen Forcier  
John Rowe  
Laura Vandegriff

Grounds Committee Chair:

Joan Hamblet

Pet Committee Chair:

Phyllis Gordon

The Board of Directors meet at the Clubhouse at 6:00 p.m. on the 3rd Thursday of each month. (This month's meeting however, will be on October 14th - not 21st.)

## Construction Update

The roofing project is progressing. MC Construction has completed buildings 1, 6, 8 and 9 and have begun working on building 2. We will post a notice at the mailhouse to let

you know which building will be done next.

## Parcel Lockers

You may have noticed an addition at the end of our mailbox house. They are parcel lockers provided by the Post Office. This is how the system works: If the mailman has a package for you that is too large for your mail box, he will leave it in one of the parcel lockers. He will then place the key to the parcel locker in your mailbox along with your regular mail. You retrieve your package by using the key to open the parcel locker. The key then remains (unable to be removed by anyone but the mailman), hanging from the parcel locker door.

## Trash Pickup

This is a reminder that our trash pick up service does *not* include the removal of items left outside of the dumpster. When someone leaves a piece of furniture, a mattress, or other items at the dumpster area, we must hire someone to remove it. This is a costly expense. A phone call to *Operation Blessing* may solve the disposal problem for you, save the Springbrook Condo Association some money, and be a blessing to a needy family or individual. Please, if you

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have furniture, exercise equipment, bicycles, or other items that you wish to dispose of, phone *Operation Blessing* at 430-8561.

## Skylights

We have had several inquiries from unit owners who are interested in replacing their stationary or inoperable skylights. Clearly, while the foyer roof work is being done would be the opportune time to make such a switch. Unit owners wishing to replace their skylight may do so, at their own expense, following approval of the Board of Directors. If you are interested in receiving information about the replacement unit and the costs associated with it, please contact The Commons. (Since arrangements must be made *before* MC Construction begins work on your roof, please act quickly if you are going to pursue this.)

## Water Heaters and Home Owners Insurance

Recently The Commons has responded to several emergency calls to assist distraught unit owners who have had their own, or their neighbors, hot water heater fail. One hot water heater (2nd floor unit) failed when no one was at home. No one was home in the first floor unit either and water continued to run for hours before it was detected. The destruction is considerable and the clean up

is time consuming and costly. Consider having your hot water heater inspected (or replaced) and review your Home Owner's Insurance policy or speak with your insurance agent. If you have any questions or want names of plumbers and/or insurance agents, phone The Commons at 964-7944.

## Snow

A sure sign that winter is coming is the soon to be installed orange painted stakes that help guide the snow plow driver. Regrettably, in the past, soon after the stakes were installed, many had been broken and/or pulled out of the ground. Children living at Springbrook were observed committing these "playful" acts of vandalism. While they surely meant no harm, the absence of these stakes to guide the plow driver contributed to plow damage to our lawns and shrubs. Parents, please explain to your children about vandalism.



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The Commons 964 7944 4/98  
PO BOX 744  
North Hampton NH 03862

## *Inside this Newsletter*

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## **Spring just around the corner!**

**W**hat a Winter !! Will we pay for it as we did last year in April?

**T**he Board of Directors has selected Brian's Lawncare for the Landscaping contract for the upcoming season. Spring clean-up will begin very soon. The Board has also selected an independent fertilization company this year. True Green Chem Lawn has been selected and will complete a four step program.

**T**he Winter was very mild this year and we all fared well. The snow contractor had an easy time, but as soon as the weather breaks they will be on the property removing sand and completing lawn repairs. He will also repair the speed bump that was damaged this Winter by the plow. If you noticed any areas that suffered this year contact the Management Company.

## **Repairs & Maintenance**

**T**he Board has received many maintenance requests to investigate the leaks that seem to have

inundated Springbrook. The Board along with the Management company will work diligently to rectify these problems. We ask that you be patient until all leaks can be resolved.

**T**he painting contract has gone out to bid. The Board is anticipating painting three buildings this year. The repairs to the clapboards and trim are included. The Contractor will also install ridge vents to these buildings to increase the ventilation. The Contractor will power wash the buildings, scrape, prime all bare wood and paint. You will be notified by the contractor when the work will commence.

**T**hank you to the residents in building five and six for being patient in regards to the parking lot lights. We know that this has been an on-going issue for you all for quite some time. As some of you may have noticed, a trench had to be dug and a new electrical line had to be installed. This should correct the lighting situation. Again, thank you for your patience.

## **Board of Directors**

**T**he Board is comprised of the following Owners, Steven Pyne, Randy Buccini, Bess Mosley, William Dix, Edwin Fitzgerald and Robert Kowalski.

**T**he Board would like to remind Owners and residents that the dumpster is **not** to be used for large items. All unwanted large items must be disposed of off the property. Each time items are left in the dumpster area the Association has to pay for these items to be disposed of. If you have items that are too large for the dumpsters, contact the Management