

SPRINGBROOK CONDO NEWSLETTER

JULY 2002

2000 Springbrook Circle, Portsmouth NH 03801

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www.springbrookcondos.com

LANDLORDS: Are you aware that the condo rules limit the number of vehicles to 2 per unit? Did you know that they specifically prohibit commercial vehicles, campers, etc.? Please keep the rules in mind when meeting prospective tenants. (Fines will be assessed to your account for violations.) Please don't leave these issues for your tenants and their neighbors to resolve.

CITIZENSHIP

The 2nd definition of citizenship is

"the quality of an individual's response to membership in a community"

Please respond to the Springbrook community when you see a need. Seek opportunities to contribute to your community - pick up litter, close the pool gate, keep your tires on the pavement not on the grass. *You get the idea! Thanks.*

NEW ROOF UPDATE:

As this is being written, the 1st new roof is almost complete (bldg #5) and work is about to begin on bldg 8 and then bldg 9. The balance in our "roof account" (funded by the

\$835) special assessment is in excess of \$100,000.

ANNUAL MEETING:

Mark your calendar!

This year's annual meeting is scheduled for Saturday, September 14th at 10am in the clubhouse. More about that next month. A formal announcement is being mailed to you along with a year's supply of green envelopes and comment cards!.

SWIMMING POOL:

A few of the rules bear reprinting here:

- 1) You are permitted a *maximum* of four (4) guests at the pool.
- 2) Pets are not allowed in the pool area.
- 3) No loud radio playing. (If anyone else can hear it, it is probably too loud.)

DID YOU KNOW . . .

that volunteers fill containers with water, and transport those containers in the trunks of their cars, so they can water the flowers they planted in the front entrance bed? All of us who enjoy those flowers (while we wait for the traffic light to change) thank all of you who faithfully tend them!

AN UNPLEASANT

MATTER: While we *hope* we will not have to resort to this, the Board of Directors has put in place arrangements with Lafayette Towing to remove cars that are illegally parked at Springbrook. ***Please***, each unit is allowed **2** vehicles. If your lot is full, park in an overflow lot. Do not park on the grass or in the entranceway to a lot.

Cars towed by Lafayette Towing must be retrieved at their facility at 295 West St., Portsmouth. Cash is required to reclaim your vehicle (minimum \$70.)

We ***do not*** want to have anyone's car towed. We ***do*** however intend to ensure that those rules-abiding residents with 2 vehicles can park in their lot. If we *must* engage in the unpleasant business of towing vehicles we will.

CENTRAL AIR

UPDATE: We have 2 proposals: one for 1st floor units, and one for 2nd floor units. These proposals have been reviewed by the Board of Directors and by Tim Little, P.E., Noblin & Associates.

(continued reverse side)

CENTRAL AIR cont'd:

Finally, we have now asked our attorney for a legal opinion regarding the Board's authority to grant approval to unit owners who wish to install the proposed central air conditioning system in their unit. (Unit owners wishing to install central air would do so at their own expense.) Stay tuned.

REMINDER: One of the compromises we make when we live in a condominium community is that we give up certain freedoms. Rule #7 of our Residency Rules & Regulations states in part: "*Common areas shall not be obstructed . . .*" If you have lawn furniture, grills, or other items in a common area, please remove them. The Board and your neighbors thank you.

MIRROR POND CONDOMINIUMS:

You almost lived there! A couple of years ago we found old stained original site plans for "Mirror Pond Condominiums". We are not sure why the name was changed to Springbrook but if you take a walk on the trail around the pond you will understand why it was once called Mirror Pond Condominiums.

Springbrook is situated on 84.6 acres less than half of which is developed. Behind the pond there are 32.7 acres of designated conservation area which includes a portion of Berrys Brook watershed. The back of our property abuts Rand Lumber on Wallis Road in Rye. Treat yourself to a walk around the pond. Start between bldgs 5 & 6. Find the start of the path near #5 and enjoy!

In this mostly undisturbed environment you will notice some human contribution. The foot bridge was built by a resident with materials donated by yet another resident. The bat houses were installed by the Grounds Committee. (To learn more about the benefits of bats, go to our website and read the July 2001 newsletter.)

There are 3300 feet of pond bank (that's almost 2/3 of a mile!). Most of it is undisturbed and a natural habitat for wildlife (including beaver!). Twice a year we brush cut the bank area that abuts the parking lot between bldgs 5 & 6 (about 10% of the bank).

P.S.

No hunting or trapping allowed.

STORAGE SHEDS:

Thanks to volunteer Jack Durkin, we have identified all the sheds that contain utility hookups or meters. Now we need to match those sheds to a unit owner. Those of you who share your storage shed with a utility know the problem: you want to secure your shed and the utility company needs access. We are close to installing master locks on those sheds and now need your help. If your shed houses an electric or water meter, or telephone &/or cable box, please make yourself known to us. On your next comment card, please advise 1) the letter of your shed and 2) your phone number. The master lock system will allow you, the utility company, and the Association to unlock your shed.

SIDING REPLACEMENT:

As we continue our investigation of siding options (see May 2002 newsletter for details) we are proceeding with temporary repairs to make all our bldgs presentable. Work on bldg 4 is underway. (Thanks to residents of #4 who have cooperated with this effort by opening their sheds so rotted thresholds could be replaced.)