

SPRINGBROOK CONDO NEWSLETTER

Information and Updates from the Board of Directors

January / February 2010

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

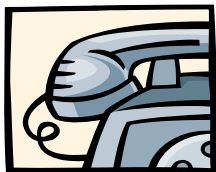
(603) 610-0165

www.springbrookcondos.com

EXTERIOR LIGHTING:

Joan Hamblet is one of the unsung hero volunteers who contribute to the quality of life that we all enjoy at Springbrook. Twice each month, after the "dusk to dawn" lights come on, Joan walks the property to see if any bulbs are flickering or out. Using a site plan that identifies every light bulb on the property, she sends her "lighting report" to Ron Maglieri and Allen Barrett who address the need. Power Pro Electric replaces bulbs in the tall poles the others are replaced by Allen (Maintenance Concepts). If you see a light out, or flickering, please phone Ron at 610-0165.

Thanks to Joan and all who contribute to their community through volunteerism.



CITIZENSHIP: The 2nd definition of citizenship is ***"the quality of an individual's response to membership in a community"***

You can respond to the Springbrook community when you see a need: pick up litter, close the pool gate, keep your tires on the pavement and off the grass. *You get the idea! Thanks.*



MIRROR POND CONDOMINIUMS:

You almost lived there! A number 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 buildings 5 and 6. Find the start of the path near #5 and enjoy!

In this mostly undisturbed environment you will notice some human contribution. A foot bridge was built by a former resident with materials donated by yet

another resident and bat houses were installed by the then Grounds Committee. (More about the benefits of bats in a Spring issue.)

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 buildings 5 & 6 (about 10% of the bank).

SMOKE AND CARBON MONOXIDE DETECTORS:

From time to time we provide information in these newsletters about the importance of smoke and carbon monoxide detectors. The State of NH agrees that they are an important safety device. State bill RSA 153:10-a requires that, as of Jan 1, 2010 all new construction of rentals be equipped with these devices. Administrative rules for this statute are being proposed for existing construction. If you are a landlord, you may wish to review this bill. It is available on the state's website:

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



RECYCLING CENTER:

Many of you have noticed items such as mattresses, TVs, furniture, grills, etc. left by the trash areas. Items such as these are not removed by our trash/recycling contractor. We have to pay to have these items removed and taken to a dumpsite; which is costly. The City of Portsmouth Public Works Department on Peverly Hill Rd, operates a recycling center and will receive all of these items, at no charge, from Portsmouth residents. Please make use of this service, as it will help keep Springbrook clean and reduce unnecessary and costly dump charges. Consideration should also be given to donating suitable items to Goodwill – just across the street!

NEW ENGLAND:

Did you know that there are 6, 380 miles of snowmobile trails managed by the NH Bureau of Trails? (The state maintains 4,814 miles of road!)

Did you know that it takes 40 years for a sugar maple to grow from seedling to mature tree ready for tapping?

Did you know that the Vermont Maple Foundation donated 13,224 half-pint syrup containers last year to U.S. military mess halls in Afghanistan Iraq, & Kuwait ?

Did you know that the tallest snowman in the world (?!) was built in 1999 by residents of Bethel, Maine. The snowman was 113.6 feet tall.

(Source: Yankee Jan/Feb 2010)

WEBSITE UPDATE: We are making progress updating the Springbrook website and hope to have it online soon. We'll keep you posted!



HOMEOWNERS' INSURANCE: Sometimes condo owners mistakenly believe that they do not need homeowners' (or tenant) insurance because the condo association has insurance. It is true that the Springbrook Condominium Association carries insurance but it does not replace the need for unit owners to carry their own coverage. A Homeowner Insurance Policy can cost as little as \$150 and we urge you to protect your property and belongings with such a policy.



THANKS! We appreciated your cooperation in depositing your Christmas trees at the foot of the basket ball hoop in the overflow parking lot.

STORAGE SHEDS: It remains a mystery how the original purchasers at Springbrook were assigned storage sheds. Some unit owners have sheds that are on the opposite side of their building even though there are sheds, belonging to someone else, just outside their front door! Each building has 16 units and 18 sheds. Three of the 18 sheds house utilities (cable, phone, water, electric, etc.). One of those 3 utility sheds is shared with a unit owner. To facilitate the needs of the utility workers, while providing a level of security for the unit owner who shares the shed, there is a combination lock system. Now, the utility worker and the unit owner both have immediate access to the shed.



WATER LEAKS? Our single largest budget item is water and sewer (\$73,809 in 2009). We asked the City's Water Dept how to identify possible water leaks so they could be repaired and we could stop wasting water and \$\$\$\$. Try this: remove the cover from your toilet tank and add a few drops of food coloring to the water in the tank. If the food coloring shows up in the toilet bowl, you have a water leak. Please do your part and have your water leaks repaired. *Thanks!*