

SPRINGBROOK CONDO NEWSLETTER

JUNE 2001

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HOORAY!

The pool is opening for the season! Please re-acquaint yourself with the pool rules posted on the side of the clubhouse. If you are a new resident and do not have a key, there is a one time charge of \$10 for a non-duplicable key (replacement keys are \$50). The key opens the gates to the tennis courts and the pool area. To provide you access to the rest rooms in the clubhouse, the key will also unlock the french door closest to the pool.

The *pool* will be serviced weekly. The *clubhouse* will be cleaned, and rest rooms restocked, every *other* week. We think this will be sufficient but if you are a regular user of the clubhouse and note otherwise, please let us know.

SPECIAL ASSESSMENT

Reminder: the \$675 Special Assessment is due by 7-15-01. We appreciate the support of those of you who have already paid!

PARKING LOT LIGHT

If you have been wondering what is causing the delay in the repair of the lights in the parking

lot that is situated between bldgs 6 - 7 - 8, it turns out that there is failed wire underground! Before you can dig you need to identify the location of gas and water lines. That has been done and the electrician expects to have the lights back on next week. We appreciate your patience!

NEW ROOFS:

The Board asked Tim Little, P.E., Noblin & Associates, to review the "*Condition Survey & Reserve Study*" that he wrote for us in 1998, & to inspect the current conditions of roofs at Springbrook and make a recommendation to the Board of the order in which we should replace them. Based on his findings and recommendation, new roofs will be installed this summer season on buildings 3 - 4 and 7.

The new roof specifications were written by Tim Little and we invited 4 general contractors to bid on the work. Three responded and the contract to replace the roofs on bldgs 3, 4, and 7 has been awarded to MC Construct.

While the 3 roofs to be replaced *next year* will have to be decided next year, based on *current* evaluations the needs are as follows:

Priority #1: bldgs 8 & 9

Priority #2: bldgs 2 & 5

Priority #3: bldgs 1 & 6

PHOTOS NEEDED:

If you have seen our website (we have had over 100 "hits") you know that our home page has a beautiful photo (compliments of Sandy Stewart) of our entrance sign. The ground is blanketed with snow and a beautiful winter sky is the backdrop. We would like a *new* photo of our entrance (once the flowers are planted) that is more seasonally appropriate! If you have a camera and the inclination, please provide us with shots (they don't need to be digital). We look forward to receiving new photos from some of you. Thanks!

ANNUAL MEETING:

Mark your calendar for Saturday, September 8th. We hope to have Tim Little at this year's annual meeting to provide an overview of the work done this summer.

CONSTRUCTION

UPDATE:

You may recall reading that our approach to the painting of our bldgs would be that we would first replace all of the rotted material. Bldg 3, cited as in the worst condition, was to be the first to receive this "restoration". As you have probably noticed, the work has begun. The extent of rot damage and deterioration to clapboard, shingles, fascia boards, and even, in *some areas* studs, has been extensive. The damage has been attributed to water infiltration through roofs, walls, and windows. A number of bldg 3 unit owners have agreed to purchase replacement windows that will help us restore the structural integrity of the building. It will be mid June before the new windows arrive but work will continue around those areas. The cooperation and support of the residents in bldg 3 is welcome and appreciated. Thanks.

GROUNDS

COMMITTEE:

Joan Hamblet, Grounds Comm Chair, is working with our wonderful landscaper to provide them with a "map" of plantings done by unit

owners. Thanks to those of you who have already sent us a sketch of where you have plantings. If you have not yet done so, please contact Joan or drop your "sketch" showing proximity to which bldg, etc., in our mailbox.

A LIBRARY?

At the suggestion of a resident, we have provided a small bookcase in the clubhouse. We invite you to donate books for your neighbors to read or to swap! When you bring your donated books to the clubhouse, please keep in mind that except for a cleaning service every 2 weeks, we are on our own to keep things neat.

POOLS & CHILDREN:

An epidemiologist from the Center for Disease Control and Prevention has noted an increase in outbreaks of infectious diseases from swimming pools. Almost all of these outbreaks, Dr. Michael Beach observed, have been blamed on *diaper-wearing infants and toddlers in the pool.*

If age appropriate, Huggies' *Little Swimmers* are mentioned as effective in the "Good Housekeeping" article (7/99) from which this information is taken.

BALL PLAYING:

Our Residency Rules do not permit ball playing except in the areas provided for such activities: the field on the near side of the pool / tennis courts and, of course, the pool parking lot which has a new basket ball net. Enjoy!

MEMORIAL:

Considerable time and effort has gone into choosing the most appropriate bench (which will be placed in the vicinity of the pond at bldg 5) as a memorial to Marge Morley. It is our hope & expectation that Marge's bench (as we have already begun to refer to it) will be the first of a number of such "site furnishings" for our common space. If you wish to make a donation to Marge's bench, and have not already done so, please make the check payable to Joan Hamblet and drop it in the "2000" Association mailbox.

AIR CONDITIONING:

There are enough of you interested in knowing more about the feasibility of installing central air in your unit, that we will get out last year's bids and get back to the drawing table! We will keep you posted through these newsletters.