

SPRINGBROOK CONDO NEWSLETTER

Winter 2005 / 06

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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SIDING PROJECT:

The restoration and residing of building #1 has been completed and building #7 is well underway.

The board is gratified at the number of unit owners in both buildings who opted to replace their windows during this restoration process. When *your* building is scheduled for residing you too will receive information about the cost and benefits of replacing your windows.

We anticipate that in 2006 two more buildings will be restored and resided. The selection of *which* buildings will be based on the recommendation of Tim Little, P.E. of Noblin & Associates, the author of our 1998 "Condition Survey & Reserve Study".

CARBON MONOXIDE

kills 500 Americans and puts an estimated 10,000 in hospital emergency rooms each year by displacing oxygen in the bloodstream. You can't see it, smell it, or taste it. Flu like symptoms that affect everyone in the household may be the first signs of a problem. Carbon Monoxide (CO) monitors detect this deadly gas before it

reaches the danger level. Now is a good time to consider buying a CO monitor. In 2001 Consumer Report recommended the *Kidde Nighthawk Premium Plus KN-COPP-3* and the *American Sensors CO910*. The Kidde adds battery backup and a power cord for more mounting options. At the time, the retail price was \$46 and \$50 respectively.

Source: Consumer Report 10/01

CHRISTMAS TREES?

When you take down your Christmas tree, please do not leave it at the dumpster. Deposit your tree under the basketball net in the clubhouse parking lot.

Thanks!

BRRR -It's Cold!

To avoid pipes in the walls from freezing, try the following: leave your kitchen cabinet door open at night so that the heated air in the room can circulate nearer the pipes. Likewise, leave your bathroom vanity doors open. When temperatures dip into the teens, let water drip from your faucets.

SIDEWALK REPAIRS:

The process of securing bids for the repair and replacement of selected walkways has been moving slowly. As a result, this work will not be done before Spring. Thanks for your patience!

SNOW BIRDS:

If you are heading south for the winter months, please arrange to leave a key with The Commons, a friend, family member, or neighbor who can check your unit in your absence. Be sure to advise us of the person with whom you have left a key as well as your winter address and telephone #.
(We'll mail you the winter newsletters.)

CANDLE LIGHT:

The National Fire Protection Association says that December is the peak month for candle fires - almost 13,000 annually! Most occur when burning candles are left unattended. They remind us to keep candles away from flammable and combustible materials and decorations & never, ever leave burning candles unattended.