

SPRINGBROOK CONDO NEWSLETTER

AUGUST 2001

2000 Springbrook Circle, Portsmouth NH 03801

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RED TAGS - ??

When, on July 25th, a unit owner phoned to say her furnace had been "red tagged" by Northern Utilities, we were curious. Since then, we have met with representatives from Northern Utilities, the City of Portsmouth, and Tim Little, P.E., Noblin & Associates. (Tim is the engineer who authored our 1998 *Condition Survey and Reserve Study*). Northern Utilities is now enforcing a code that requires 50 cubic feet of air per 1000BTUs of input. When you include other gas appliances with the furnace, most Springbrook units do not have enough cubic space of air to meet that criteria. Remedies differ for 1st and 2nd floor units and we have asked Tim Little to provide drawings of remedies discussed with the City and Northern Utilities. Once the drawings have been completed and reviewed and approved by the City, we will make them available to any unit owner who is interested in increasing the "makeup air" for their furnace. We will keep you posted!

SPECIAL ASSESSMENT:

Thanks to the 95+% of you who paid your share of the Special Assessment on or before the due date.

BUILDING 3 UPDATE:

Finally the replacement of rotted material on building #3 is (almost) finished and the painting is scheduled to begin by the end of August. It is disruptive to have crews working in and on your building and the residents of bldg 3 have been unbelievably patient and cooperative. Thanks!

ROOFING UPDATE:

By the time you read this, the roofers will have completed work on bldg #7 and we will have new roofs on bldgs 3, 4, and 7. We anticipate replacing roofs on 3 bldgs next year and replacing the final 3 in 2003. New roofs, in addition to preventing costly deterioration to the structure of our buildings, will also prevent ice dam damage which has been an expensive maintenance issue for Springbrook in recent years.

CHAISE LOUNGES:

Thanks to Lia and Robert for the donation of two more chaise lounges. ■

INSURANCE:

Some of you may recall our "Insurance Alert" in last August's newsletter announcing that our annual insurance premiums had gone from \$18,339 to a staggering \$31,500! From 1997 to 2000 the insurance companies *paid* us more in claims than they collected in premiums. That record, plus the required disclosure of threatened law suits by unit owner(s), resulted in 4 of 6 insurance companies declining to write a policy for Springbrook. We are working with Ed Young at D.B. Warlick, Inc., to improve our loss ratio and thereby lower our premiums. To that end, we have a \$5000 deductible, and have budgeted funds to cover damage that might previously have been paid by an insurance claim. Our recent renewal (2001-2002) policy premiums went down by only 10% but a major commercial company who had previously declined our business is providing our property coverage this year. We hope to show another year without losses and look forward to a more substantial decrease in our insurance premiums next year!

LOCKED OUT?

On 2 occasions in July the answering service received calls from Springbrook residents who were locked out and thought perhaps someone had a master key. Sorry - there are no master keys.

2000 MAIL BOX:

Our long-awaited new "2000" mailbox has arrived and been installed inside the mail house (where the old one was). Mail dropped in that box is picked up six days a week. Mail deposited after 3pm might not be received until the next day.

CROQUET ANYONE?

Thanks to Katy Lafleur for the donation of a croquet set! We were reluctant to leave the set in the club house (too tempting). We are looking for a volunteer who will assume responsibility for lending it out (to adults), and seeing that it is returned. We would like to hear from you! Leave a message with the answering service at 430-8715.

SCREENS & GRIDS:

As new windows were being installed in bldg 3, we were salvaging and storing spare screens and window grids for those of you who may have broken or missing ones. Now we

need someone willing to coordinate the distribution of these screens and grids. Can you help?

Leave a message with the answering service at 430-8715.

SIDEWALKS:

Work on the sidewalks is scheduled to begin the week of August 20th. The new sidewalks will be built in accordance with specifications written by Tim Little, PE, Noblin & Associates.

New replacement sidewalks will be built at the following entrances: 105-108, 201-204, 501-504, 509-512, 705-708.

Repairs will be done in various locations throughout the complex.

ANNUAL MEETING:

Plan to attend the annual meeting on Sat, Sept 8th at 10am. We have invited Tim Little, PE, of Noblin & Associates to attend.

BOARD MEMBERS:

Members of the Board of Directors are elected each year at the Annual Meeting in September. We invite you to consider volunteering your time to serve as a Board member. Our Association by-laws charge the Board with responsibility for conducting and administering the affairs of the Association.

To provide for the operation, care, upkeep, repair, maintenance, and replacements of common areas. To engage the services of attorneys, accountants, architects, and other professionals. To establish, promulgate and enforce the Residency Rules. To prepare an annual budget.

As you can see, it is imperative that we have quality board members who take their duties seriously. The obligations you assume include preparing for, and participating in, committee work; attending Board meetings and Work Sessions, and, of course, leaving personal agendas at home.

If you decide you would like to serve your community in this way, please leave a message with the answering service (430-8715) and a Board member will contact you. Or, come to the Annual Meeting on Saturday, September 8th at 10am. Be prepared to express why you would like to serve and what abilities you would bring to the Board.

"Difficulties indeed sometimes arise; but common sense and honest intentions will generally steer through them."
Thomas Jefferson