

SPRINGBROOK CONDO NEWSLETTER

April 2002

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"BULLETIN BOARD

BANDIT - ?":

As far as anyone knows, the bulletin board at the mail-house is intended as a place for Springbrook residents to post notices. One resident posted information about her dressmaking and alterations service, another a travel business. Still another sought childcare assistance. For reasons unclear to us, some anonymous person takes the notices down. We are at a loss to understand the behavior of the "bulletin board bandit" but, to those of you who posted notices of your business or service, let us know who you are and we will provide the info to your Springbrook neighbors in a future newsletter.

WINDOW GRIDS: If you have broken or missing window grids (mullions), please arrange for them to be repaired or replaced. If you need help in locating or identifying which grids to order, you might wish to contact Pat at Ricci Lumber (436-7480). Let him know they are for windows at Springbrook and he may be able to help you identify and locate the grids you need.

SPECIAL ASSESSMENT:

The \$835 is due by June 30th.

3 NEW ROOFS: The aforementioned Special Assessment of \$835 is funding the next 3 new roofs. You will recall that this is the 2nd of our 3-year plan to put new roofs on all the residential buildings at Springbrook. Following the recommendation of Tim Little, P.E., Noblin & Associates, the 3 buildings selected to have their roofs replaced this year are **5, 8, and 9**. The bids have gone out and we will keep you posted about when work will begin!

CENTRAL AIR? We haven't forgotten about this! In 1999 the Board began a "feasibility study" about the possibilities of individual unit owners being permitted to have a central air conditioning system installed in their unit. It was soon clear that the cost to an interested unit owner would be high and we put the project on the back burner. Interest persisted. This year, thanks to the invaluable help of a capable volunteer, central air conditioning has made it to the front burner! We are exploring the related issues and will keep you posted. *Thanks Jack!*

INFO MEETING:

We appreciated the turn out for the meeting about siding replacement options and the work before us. We have begun investigating some of the options discussed at the meeting and we will keep you informed via these newsletters.

DO NOT FLUSH:

From time to time we remind you of the items not to allow down the drains and into the sanitary sewage line. In recent years sewage backups have cost us thousands of \$\$ and immeasurable grief for some of your neighbors. We have now put together comprehensive guidelines to help avoid such events in the future. Your cooperation and diligence in following the guidelines printed on the reverse side of this newsletter will benefit us all. Thanks for your cooperation and compliance.

VOLUNTEERISM: Local volunteer opportunity:

"Do you have a well-behaved cat or dog that is a 'people pet'? Animal loving elders in the Rockingham County area need you and your pet . . .". Contact Pat Hilton, P.E.T. Project Coordinator at 772-2981. Source: Portsmouth Herald

NOTICE

Sanitary Sewer Line

As most people are aware there have been a number of sewer backups within Springbrook for more than a decade. In recent years the board of Directors has established a scheduled maintenance plan at select locations on sanitary sewer lines where it is know to be beneficial. This scheduled maintenance plan has been coordinated with a local contractor with a significant amount of knowledge and history on this subject here at Springbrook.

Since we have started this maintenance plan, there have been significantly fewer backups. However, this maintenance plan alone is not enough to reduce the potential for sewer backups. A significant part of the problem is attributed to the type of items disposed of through the sanitary sewer lines. **We would like to emphasize that the following items are not to be placed in the toilet, sinks, tub, or shower, all of which flow through the sanitary sewer system.**

DENTAL FLOSS
SANITARY NAPKINS
CONDOMS
Q-TIPS
DISPOSABLE DIAPERS
FOOD

TISSUES
TAMPONS
COTTON BALLS
PAPER TOWELS
CIGARETTE FILTERS (BUTTS)
GREASE

We ask for your vigilance in adhering to this list of items as well as performing the following:

1. When you have guests in your unit please make them aware of the aforementioned, which are not to be flushed down the sanitary sewer lines.
2. Keep the lint traps in your washing machine clean so that lint does not end up in the sanitary sewer system and create a potential problem.
3. When showering, bathing or washing your hair, use a hair trap to prevent excess hair from going down the drain.
4. If you have a garbage disposal in your unit we ask that you consider discontinuing its use immediately. In the past several years there have been numerous occasions where a common drain line has been clogged by food disposed of using a garbage disposal. As a result, water will often backup into the first floor unit serviced by the clogged common drain line. While any unit could cause these problems, these types of clogs are frequently caused by a garbage disposal in a second floor unit and the unit owner on the second floor is often times unaware of the problem he/she has caused.

Finally, the Board of Directors will hold unit owners responsible for all costs associated with sanitary sewer backups when there is sufficient information to determine the unit responsible for disposing of the prohibited item(s) which caused the backup. (This position is consistent with and supported by both the Declaration of Condominium and the By-Laws.)

We appreciate your help in this matter and we look forward to your cooperation.