

# SPRINGBROOK CONDO NEWSLETTER

## JUNE / JULY 2003

*Information and Updates from the Board of Directors*

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### **NEW ROOFS:**

The week of July 14<sup>th</sup> is the expected date on which SPS (the same company that did last year's roofing project) will begin work on buildings 1, 2, and 6, mail house and clubhouse. When the exact start date is confirmed, and we know which building will be done first, we will put a notice on the mail house bulletin board.

### **ABOUT DOGS:**

Complaints about dogs have increased and so we take this opportunity to review the rules and make clear the board's position. Item #10 of Springbrook's *Residency Rules & Regulations* addresses the matter of pets and reads, in part: *"Pets shall be maintained in a manner that does not create an annoyance or nuisance to other units owners or residents."* If your dog is barking and creating an annoyance or nuisance to your neighbors, you are in violation of this rule and subject to fine. It continues, *"Dogs shall be kept on a leash and under control when outside the unit. ... They must be walked off the common grass and*

*landscaped areas and away from the pond into the woods on the periphery of the property"* and *"... pet owners are responsible for immediately removing any excrement deposited outside the peripheral woods"*.

No matter how well behaved your dog, it must be on a leash when it is outside your unit. Dogs may not be walked on the circle or any other landscaped areas.

Be a responsible citizen of the community and obey the rules. Those who do not will find that the board of directors will respond to specific credible complaints and act aggressively with escalating fines to deter continued violations.

For those pet owners who are responsible citizens of this community and obey the rules, your neighbors appreciate you.

***Pool Rules: Please  
reacquaint yourself with  
the pool rules posted on  
the clubhouse wall.***

**NEW LIGHTING:** You will soon see new lighting in the overflow parking lot. To make the parking lot more convenient to use and to discourage vandalism and "hanging out" PowerPro will soon install a 20 foot light pole in the corner of the lot (to the left of the basket ball hoop). Its two 400 watt high pressure sodium flood type light fixtures will be controlled by a dusk to dawn photocell.

### **SWIMMING POOL:**

We had anticipated being able to complete some preventative maintenance on the pool before opening it for the season. As you may have noticed, there were delays and some of the intended work will have to be completed at the end of the pool season in September. The pool will be emptied and the sides and bottom scrubbed. New tiles have been ordered to replace the broken or missing tiles on the pool's perimeter. Meanwhile, the pool water is serviced regularly and monitored to ensure that it is clean and maintains with proper pH levels.

### **POOL & CLUBHOUSE:**

It is the responsibility of all of us, collectively, to clean up the pool area each time we leave. If you suspect that you are the last person at the pool that day, please close the umbrellas. Thanks!

The clubhouse will be cleaned, and restrooms restocked, once a week. Parents, please be aware of your children's behavior and clean up after them.

### **VINYL SIDING:**

Specifications for vinyl siding of the clubhouse and mail house are almost complete and will be sent out for bids. Having these 2 small buildings sided with vinyl materials will provide us the opportunity to make adjustments and changes to our specs and to refine finishing details before moving forward with siding our residential buildings.

### **NATIONAL NIGHT OUT:**

Springbrook Condos will participate in the 20<sup>th</sup> annual National Night Out (NNO) on Monday, August 4<sup>th</sup>. This crime and drug prevention event is co-sponsored by the National Association of Town Watch and our own Portsmouth Police Dept.

Watch the bulletin board for details! Last year a Public Works loader and a 34-ton fire truck visited Springbrook and kids were

invited to climb aboard! Mark your calendar and watch the bulletin board for additional information.

### **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.

Among the first items of business for the new Board will be the development of the 2004 Budget.

If you decide you would like to serve your community in this way, please contact The Commons or any board member. Or, come to the Annual Meeting on Saturday, September 13<sup>th</sup> at 10am. Be prepared to express why you would like to serve and what abilities you would bring to the Board.

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

### **CLEAN OUT LINES:**

You will soon be seeing Hart Plumbing & RooterMan on site. You will recall that they are here to identify the location of the "main line clean-out" on each building. Where they may not exist, they will be installed. Excavation may be required. So, if you see a back hoe at Springbrook you will know what they are doing here. When the work is complete the disturbed areas will be loamed and seeded.

### **THE COMMONS:**

Please be reminded that correspondence to the board should be sent c/o The Commons. All correspondence is reviewed by board members at their next meeting and then a response is sent. Thanks for your patience.