

SPRINGBROOK CONDO NEWSLETTER

Summer 2008

Information and Updates from the Board of Directors
c/o Great North Property Management

(603) 436-4100

www.springbrookcondos.com

IT'S BEEN A LONG TIME

since we began the ambitious project to repair and reside all the buildings at Springbrook. The first buildings were completed in 2004 and in 2008 the long-suffering residents of building 9 are *finally* seeing their building finished! All of the repair and residing done at Springbrook (7 buildings so far) was done by, until recently, a fine contractor, Paul's Siding. Regrettably, their business seems to no longer be viable and the board sought an equally qualified contractor to do the final 2 buildings - #3 and 6.

We are pleased to report that following a bid process the board has recently awarded the repair and residing contract of buildings 3 & 6 to Mac's Home Improvement of Eliot, Maine. They have been an approved window replacement contractor at Springbrook since 2006 and were responsible for the recent completion of building 9.



Residents of buildings 3 and 6 will be receiving a letter with details of this upcoming project shortly. Stay tuned!

DID YOU KNOW - ?

In a single hour, a broken washing machine hose can leak up to 500 gallons of water. Consider the damage that this could do before you leave home while your washer or dishwasher is operating. Check your washing machine hoses for soft spots, brittleness near connections, or kinks. If any of these conditions exist, you should replace the hoses. If they are more than 5 years old, it is a good idea to replace them as a preventive measure. Once the new hoses are installed, hang a tag on them with the installation date for future reference. (Ref: Regesis 3/01)

HOMEOWNERS' INSURANCE:

Sometimes condo owners mistakenly believe that they do not need Homeowners (or tenant) Insurance because the condo association has insurance. It is true that the Springbrook Condo Association carries insurance but it does not replace the need for unit owners to carry their own coverage. A Homeowner Insurance Policy can cost as little as \$150 and we urge you to protect your property and belongings with such a policy.

HAVE YOU NOTICED?

Every day you pass flowers planted and tended by your Springbrook neighbors who volunteer their time and talent! Joan Hamblet tends the perennials she has planted over the years at the entrance to the overflow parking lot, and each year adds annuals in pots. (*It was disheartening last year when someone stole one of the pots but Joan persevered and replaced it this year!*) The pretty yellow and purple planting at the front entrance island were planted, and are tended, by Claudia Sylva. It's worth noting that there is no water source at any of these flowerbeds so, both these volunteers regularly transport water to tend their plants. Joan and Claudia, your grateful neighbors thank you!



LANDLORDS:

Are you aware that the condo rules limit the number of vehicles to 2 per unit? Did you know that they specifically prohibit commercial vehicles, campers, etc.? Please keep the rules in mind when meeting with prospective tenants (and save yourself resulting fines). Please do not leave these issues for your tenants and their neighbors to resolve.

FREEZE ALARMS:

You will soon be receiving a letter about this freeze alarm undertaking. This is how it came about:

Frozen pipes create devastating damage and a lot of grief to residents who suffer from the havoc they can create. When water freezes in a pipe, it cracks the pipe. When the water thaws, that broken pipe pours water into the walls, floors, and wicks into cabinetry and furniture.

Our condo docs require us all to keep our thermostats at 65 degrees (or above) during cold weather months. In bitterly cold weather, 65 degrees in your unit may be only 35 degrees in the wall or attic. Over the years there have been a number of frozen pipe events so we *know* that sometimes the temperature in walls and attics has dropped below 32 degrees.

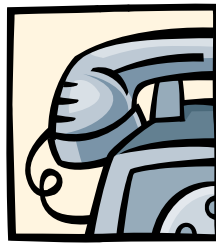
The Association's 2008 insurance policy provided a discount of \$3,705 if we were to install freeze alarms in each unit.

The board considered various models, some hard-wired, some not. Ultimately, we agreed on a battery operated Reliance, Model THP-203. The alarms have been ordered and received and a plan for distribution & "installation" established. This freeze alarm consists of a receiver and a transmitter, each a little larger than a cell phone. The receiver will be placed in a selected window with maximum public exposure and the transmitter

on the wall below the window. If the transmitter detects temperature below 40 degrees, a red light in the receiver will flash. Anyone observing the flashing red light will be directed to alert the occupant or, if no one is at home, phone the management company who will take immediate action.

The savings on our premium almost pays for the alarms in the 1st year. The savings in grief and discomfort to would-be future victims of a frozen pipe is priceless!

The forthcoming letter will detail the distribution of the alarms and what you need to know to "install" them. Stay tuned!



DO NOT CALL LIST:

Remember this list? The Federal Trade Commission set this up in 2003 and 150 million phone numbers have been shielded from telemarketing calls ever since. Congress has recently made this permanent; that is we do not have to re-register every five years. If you have not yet registered, you can do so by phoning 1-800-382-1222 or on the FTC website

www.donotcall.gov

It is not necessary to register cell phone numbers since telemarketing to them is illegal. (Source: AARP Bulletin April 2008 and AARP May & June 08)



PEASE GREETERS:

A heart-warming experience awaits you regardless of how you feel about the Iraq War. Ed Johnson, a local Marine veteran, founded this effort. What follows is his open letter as it appears on their website.

www.peasegreeters.org

"In the Spring of 2005 the Seacoast Detachment, Marine Corps League met their first flight of Veterans returning from the Near East at the Pease Air Terminal in Portsmouth, NH. We now have flights both returning and heading overseas. For the first few flights there were only a few Marines greeting them in a rather sterile and cavernous room. Since then the Greeters group has grown to well over 100 elders and youths all offering their thanks and greetings for these heroes. The Greeters have not missed a flight since inception, over 120 visits. They assemble in an hours notice. Some drive as much as 100 miles to be there. They are too old to fight but young enough to care. They show respect for the troops and for their service to our Country."

Veterans and civilians alike turn out to greet the troops. Call 766-0502 for flight information or see website.