

SPRINGBROOK CONDO NEWSLETTER

Information and Updates from the Board of Directors

November / December 2009

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

(603) 610-0165

www.springbrookcondos.com

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). If you have any questions, call Ron Maglieri at 610-0165. Please do not leave these issues for your tenants and their neighbors to resolve.



ICE DAM REPAIRS: The patient residents who sustained ice dam damage last winter are finally seeing that damage repaired. We thank Ron who, immediately upon assuming the role of Springbrook's property manager, scheduled the long overdue insurance inspections and then promptly coordinated the repairs. We especially thank you – the unit owners who waited so patiently for this resolution.

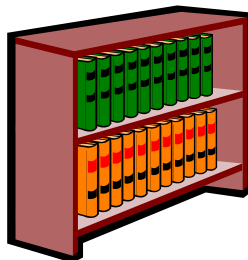
ANNUAL MEETING:

Oops, we failed to note in last month's newsletter the results of the election at September's annual meeting. Re-elected for another 2-year term were Jim Anthony, Deborah Lavasseur and Bess Mosley. Elected for her first term, Kellie O'Connell Langs.

The board:

Pres: Bess Mosley
Vice Pres: Don White
Sec: Deborah Lavasseur
Treas: Jim Anthony
Trustees: Jack Kane
Dean Savramis
Kellie O'Connell Langs

A LIBRARY: Springbrook resident Vicki Landry has volunteered to organize a library in the clubhouse. In the waning days of summer, Vicki donated 25 current and recent best sellers (many hard covered) to the cause. Since the clubhouse is a seasonal operation, Vicki will accept the return of those books, plus donations, throughout the winter and will debut the library when the clubhouse opens in the Spring. Stay tuned! Contact Vicki at vkki88@gmail.com or at 427-5391.



Incidentally, if you saw the recent Portsmouth High School production of *Fiddler on the Roof*, the female lead of Golde was played by Vicki's talented daughter Natalie! It was also Natalie who sang our national anthem (a cappella!) when President Obama visited Portsmouth High School last summer.

IT MUST BE TEMPTING!

It's late at night and time for your dog's last outing of the day. It's bitterly cold and you're already in your PJs. You are thinking, surely no one would notice or care if I allowed my dog to relieve himself / herself on the grass just outside my door. It must be tempting! Be assured, someone will notice and yes, we do care.



Many dogs, and their owners, live harmoniously at Springbrook with non-pet owners. It's harmonious because most pet owners are responsible neighbors who obey the rules. Your neighbors thank you!

THE "2000" MAILBOX:

Around the back and *inside* our mail house you will see a black mailbox mounted on the sidewall with the number "2000" on it. If you have correspondence for the board or for Ron Maglieri, the property manager, you may drop it in that box.



Do not put outgoing mail in the 2000 box. Condo fees must be mailed to:

Murphy, Powers & Wilson, CPA
Attention: S. Lafrance
1 Merrill Industrial Dr
Hampton NH 03842

FREEZE ALARMS

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.

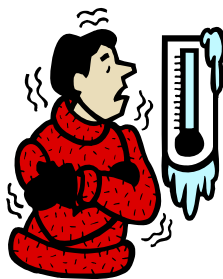
Our condo docs require us all to keep our thermostats at 65 degrees (or above) during cold weather months. In bitterly cold weather, 65 degrees in your unit may be only 35 degrees in the wall or attic. Over the years there have been a number of frozen pipe events so we *know* that sometimes the temperature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

So, in 2008, at the suggestion of our insurance broker, the board purchased and distributed battery operated freeze alarms (Reliance Model THP-203) to each unit owner. If you were here then, it's time to put the alarm (receiver) in a 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 should alert the occupant or, if no one is at home, call the Springbrook number (610-0165) and immediate action will be taken.

New owners should phone Ron at 610-0165 to receive a freeze alarm.

This program has saved us thousands of dollars in insurance premiums. The savings in grief and discomfort to would-be future victims of a frozen pipe is priceless!



WEBSITE HELP: Help has come in the form of 2 Springbrook residents (who happen to be co-workers) who have volunteered to update our website. Thank you Nikki and Jason!

CHRISTMAS DECORATIONS:

Now that we all have "new" vinyl sided buildings, we can no longer attach nails, screws, or other hooks to the exterior walls or door frames to hang decorations. (*Magnetic hooks work well on the glass of storm doors!*)



CHRISTMAS TREES:

When you take your tree down, please deposit it under the basketball hoop in the overflow parking lot by the clubhouse (not at the dumpsters). We will have them picked up and removed in mid January. Thanks!

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.

Merry Christmas!

Happy Hanukkah!

Happy New Year!

