

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

November-December 2011

Water Rates

What Portsmouth's rate increase means to us, and how you can help

Water Rates

At the risk of sounding like a broken record, the Board continues to monitor water usage and the monthly bill. As you probably know by now, Portsmouth's water rates increased considerably as of July 1, 2011.

What does this mean to us? Well, for FY11, we budgeted approximately \$75,000 for water and sewer costs. While the FY12 budget has not been finalized (see "The FY12 Budget," over to the right), initial budgeting/estimates place that figure for FY12 at around \$100,000.

It is for this reason that we continue to beat the drum for water conservation. If you have a dripping faucet, please have it repaired immediately. If your toilet runs, please call a plumber today, not tomorrow. Or talk to a neighbor who may be able to help you out—the issue you've been ignoring because you didn't want to spend the money to address it might simply require a \$5 fix. Thank you for listening.

What Can I Find At The Website?

There's information about the property, the Board, our Bylaws and Rules & Regulations, the Parking Policy, window and dryer vent installation specs/forms, newsletters dating back to 2001, and more. **Go check it out!**

Winter: It's Coming

See back page for important winter reminders

FY12 Budget

Will be mailed to all unit owners no later than December 15

The FY12 Budget

In accordance with our Bylaws, the Board of Directors will be mailing all unit owners the **approved FY12 budget no later than December 15.**



Four New Swamp Oaks

Four attractive new swamp oaks have replaced four expiring trees along the main road, outside Buildings 2/3/7.

The 2000 Mailbox

Around the back and *inside* our mail house is a black mailbox mounted on the sidewall with the number "2000" on it. If you have correspondence for our Property Manager, Ron Maglieri, or the Board of Directors, you may drop it in that box without a stamp.

Please **do not put outgoing mail in the 2000 box** (this includes condo fees, which must be sent to our accountant).

Storage Units

All storage, with the lone exception of grills, must be kept **inside storage units**. Thank you.

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

Phone: 603.610.0165

www.springbrookcondos.com

The 2011-2012 Springbrook Winter Reference Guide

Over the years, things here have gone relatively smoothly during winter storms because of the cooperation of Springbrook residents, which we greatly appreciate. With winter almost upon us, we've put together this Winter Reference Guide. These will be news to some and reminders to others, but we ask you to please read them closely.

This Winter Reference Guide is also available (and will be updated, as necessary) on our website at www.springbrookcondos.com. If there is a significant winter emergency or event, we will keep everyone updated at our website—just click on “Winter 2011-2012” at the homepage.

Winter Preparation

- (1) Make sure your freeze alarm is installed and operational.
- (2) Please keep your unit's temperature no lower than 65 degrees Fahrenheit during the winter (as required in the Residency Rules & Regulations, No. 12).
- (3) Do not disturb the wooden snowplow stakes, as they provide important guidance for snowplow operators.
- (4) Please use the five-gallon buckets of sand/salt mix to alleviate any icy or slippery conditions before venturing out onto your walkway. If the pail needs to be refilled, please contact our Property Manager, Ron Maglieri, at 610.0165.

When It Snows

- (1) Please leave cars in parking lots during the storm *until the snow has stopped completely*.
- (2) Once the snow has stopped and the road has been plowed to its full width, please move your car expeditiously to the clubhouse parking lot or the right side of the exit road.
- (3) Please do not park along the edge of the road at the circle, as the road is too narrow there for plows to pass.
- (4) Never block the walkways.
- (5) If you are going to be out of town or unable to move your car during a snow event, please leave your car in the clubhouse parking lot, in a space close to the exit road.

If you have a question or concern, please call Ron Maglieri at 610.0165.