

SPRINGBROOK CONDO NEWSLETTER

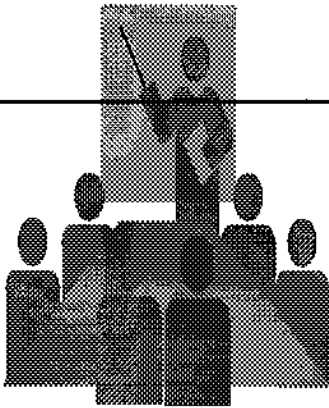
Board Members: Bess Mosley, Dean Savramis, Lou Nardi, Marge Morley, Ellen Forcier, Laura Vandegriff

AUGUST 2000

Insurance Alert!!!

Our annual insurance premium has gone up from \$18,339 to \$31,500. This new policy has a \$5,000 deductible. If you do not already have homeowners insurance, we *urge* you to contact your insurance agent and purchase a Homeowner Insurance Policy. (They can cost as little as \$150-200.)

The Board would like to develop a plan to improve our loss ratio and thereby lower our premium. If you are familiar with insurance claims, losses, etc - the Board would like to speak with you.



Lighting:

The Board is addressing issues regarding exterior lighting at Springbrook. If there is an electrician in our midst - the Board would like to speak with you.

Please do not park in a way that blocks or obstructs a walkway. Your neighbors thank you.

Mail Delivery:

Springbrook does not currently have a regular mail carrier and as you may have noticed, there have been occasions when mail is put in the wrong mailbox. The Post Office has made the following recommendations:

1. Be sure that your name is *inside* your mailbox.
2. If you find mail in your box that does not belong to you, do not tack it to the bulletin board. Deposit it in the outgoing mailbox on the left side of the mail house.

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We recently paid \$56. (including the \$27 dump fee) to dispose of items one of our neighbors left at the dumpster area. *Please* do not leave unwanted items at the dumpster for the rest of us to dispose of.

Flowers!

Where you see pockets of beautiful flowers on the grounds of Springbrook, it is thanks to one of a number of gardeners in our midst! The roses beside building 2, the wild flowers at building 3. The woodland gardens behind 8 & 9, the annuals at paths of 7 & 8. The perennials at 9, and behind 5. And, of course, our beautiful entrance!

Those of us who enjoy them, thank those of you who tend them.

Pavement Repairs:

As you may have noticed,

the cracks in our pavement have been repaired. This is the beginning of a pavement maintenance system and we will conduct an annual spring inspection to monitor its condition. The crack repairs may not be attractive but they prevent the cracks from becoming pot holes!

Drainage culverts:

We recognize the temptation to allow a moving truck or delivery truck to back up onto the grass to gain closer access to a unit entrance. It takes only one such incident to cause irreparable damage to a drainage culvert under the grass. Once that cement drainage culvert begins to cave in, there is no easy way to repair it. Please refrain from parking (however briefly) on the grass. Thanks.

Dryer Vent Update:

As many 1st floor unit owners know, your clothes dryer duct runs above your ceiling to an outside vent (some are teed into the master bath fan exhaust). Because of the distance the duct runs, and because it's flexible and sags between joists it lays over, it is at best, inefficient. To replace the existing duct with the preferred rigid type would necessitate some alteration to the joists. An engineering company recently completed an inspection of the ceiling joists between a 1st and 2nd floor unit to determine if a proposed duct replacement system could be offered to unit owners.

Dryer Vent Update
(continued)

We hope to have this question answered soon and (hopefully) have an approved system whereby unit owners who wish to replace their flexible dryer ducts with rigid ducts will be able to do so. We'll keep you posted!

Window Replacement: As you probably already know, windows are the responsibility of the unit owner and many unit owners have chosen to purchase the approved replacement window and have them installed at their own expense. The problem in the past has been that once the unit owner's contractor removes the old window they often discovered significant areas of rotted material surrounding the window opening. This poses a number of problems: there is now a large hole in the building, the workers installing the window are unprepared (and maybe unable) to make the repairs and replacements that appear to be needed. In addition, who will assume the financial responsibility for the repair or replacement, and who makes the decision of what repair or replacement is necessary?

In an effort to address that long standing dilemma, the Board of Directors has contracted with Tim Little of Noblin & Associates to write "specifications" for window replacements. Those specs have been sent to 3 local contractors to bid. The Board will review the bids and select approved vendors from among those bidding.

Thereafter, when a unit owner requests permission to install replacement windows, in addition to receiving the information about the approved windows, the unit owner will receive the list of approved vendors from whom they must choose their contractor. Then, following the prescribed specifications, the approved contractor will install your new window (at your expense) and replace all the rotted wood, clapboard, and shingles that are found surrounding the window (at the Association's expense).

Board Meeting:

Summer recess continues – there will be no meeting in August. We'll see you in September!

We're Going Hi-tech!

Thanks to volunteers Sandra Stewart and Bernie & Gay Boutin, the process of transcribing our condo docs has begun! We hope to make them available on diskette &/or CD Rom., as well as on our (soon-to-be) website.

Chaise Lounges:

Four (4) chaise lounges were recently purchased and placed at the pool area. Enjoy

New 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, maintenance, repair, and replacement 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 2001 Budget.

If you decide you would like to serve your community in this way, please contact a board member or come to the Annual Meeting on Saturday, September 9th. 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.*"

President:

Bess Molsey 436-2348

Vice President:

Dean Savramis 431-2193

Treasurer:

Lou Nardi 427-6006

Secretary:

Marge Morley 431-8148

Trustees:

Ellen Forcier 433-6874

Laura Vandegriff
436-3739