

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

April – May 2011

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

WINTER ICE DAM DAMAGE:

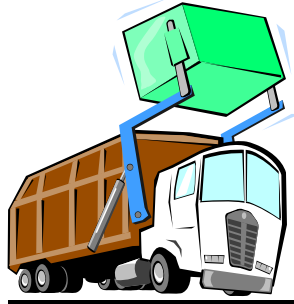
Repairs have begun on units that sustained damage as a result of this year's ice dams. If you have any questions, contact Ron Maglieri at 610-0165.

MOTORCYCLES: If you have one, enjoy it safely and please enter and exit Springbrook as quietly as possible. Thanks!



COMMON AREAS: Please be reminded that common areas must be kept clear of all personal belongings. Storing of coolers, balls, bicycles, etc., must be inside your unit or inside your storage shed.

STILL SMOKING? If you step outside to smoke, please don't leave the butts outside for someone else to pick up and *never, never, never* dispose of them in the mulch beds.



TRASH PICK UP: As you probably noticed, our Waste Management service has been changed to a single stream recycling plan. The new recycling dumpster (the one on the right) is for all bottles, cans, plastic, glossy paper, newspaper & cardboard. Please break down cardboard boxes to conserve space in the recycling dumpster.

STORM / SCREEN DOORS: Please don't purchase a storm/screen door without first contacting Ron Maglieri or the Board (you can drop a note to the Board into the 2000 mailbox). Dozens of your neighbors have recently been advised that their storm doors were not the approved storm door and therefore have to be replaced. All identified doors are due to be replaced by May 31st. If you are one of the affected unit owners and have not yet made arrangements to replace your storm door, contact Ron Maglieri at 610-0165.

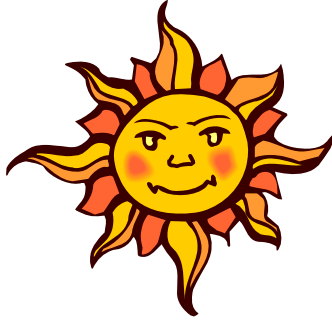
SMOKE DETECTOR CHECK:

Thanks to all of you who completed and returned the bright pink smoke detector test form. Compliance with this effort will be important when we seek to renew our insurance. (Our 2011 budget included \$35,342 in insurance premiums.) Lost the bright pink form? Need help testing your smoke detector? Call Ron Maglieri at 610-0165.



LIGHTING: Twice a month, sometime after dark, Joan Hamblet walks through Springbrook. Using a site plan that identifies every light bulb on the property, Joan notes each bulb that is not lit. She communicates that information to Ron Maglieri, who notifies the appropriate vendor to make the replacement or repair. Joan's volunteerism is legendary at Springbrook, but she needs some help! If you are conscientious and thorough, and willing to donate some of your time, please contact Ron Maglieri at 610-0165. *Thanks!*

NICE WEATHER INFO



OUTDOOR GRILLS: Surely outdoor grilling weather will arrive soon! When it does, remember that your grill must be kept on the cement pad at the door of your storage unit at all times.



ABOUT THE POOL: The pool is scheduled to open for the Memorial Day weekend.

The clubhouse will be cleaned and the restrooms restocked weekly. If you suspect that you are the last person at the pool that day, please be sure the doors into the clubhouse are closed. The gate, of course, should *always* be closed.

Find your pool key, refresh your memory about the pool rules, and get ready to enjoy the summer season!

SPRINGBROOK's LIBRARY:

Volunteer librarian, Vicky Landry, has been amassing a new collection for your reading pleasure! When the pool opens and you have access to the clubhouse and library, you'll be pleased with what you find. Thanks Vicky!

PAVING PROJECT UPDATE:

The 2011 special assessment (due June 1st) is funding the major portion of the paving project being planned for this summer. An engineering firm is preparing the specifications for the project and will oversee the work once it begins.

In anticipation of future lighting improvements, electrical contractors have provided proposals for the installation of conduits to be installed under the roadway so that future electrical work will not necessitate disturbing the new pavement.

We will keep you posted as plans for the start of the pavement project move forward.

BAT HOUSES?

Did you know that a bat will eat 3000-7000 mosquitoes per night?! These nocturnal animals can eat half their weight in gnat-size insects in an hour. Thanks to the efforts, in 2001, by Joan Hamblet and Nancy Knapp of the then Grounds Committee, we have all become better informed about these creatures who reside in our midst. In 2001 we installed 2 bat houses on trees at the far side of the pond. Bats will roost in a house of this type during the day and forage for insects at night.

Reminder

The Special Assessment of \$1250 is due on June 1st.

A SAD NOTE:

Lifelong Portsmouth resident Art Splaine who, together with his wife Beverly, retired to Springbrook 10 years ago, died on May 4th following their return from a winter in Florida.

Besides his wife of 57 years, his 3 children and 5 grandchildren, Art will be missed by his Springbrook neighbors, his co-workers at Ricci Lumber and his lifelong golf buddies.



TREAT YOURSELF to a hassle-free trip to Manhattan! Board a comfortable C&J coach at 7am at Portsmouth's bus station (at Pease) and arrive at NYC's Port Authority by 12 noon. Enjoy an afternoon of shopping, dinner, a Broadway show, and an overnight at a midtown hotel and return to Portsmouth the next day! One way fare is \$75. Call 800 258-7111 or see <http://www.ridecj.com/new-york/new-york-city.html>

MAILING ADDRESSES:

Correspondence to the Board of Directors or Ron Maglieri should be addressed to:

*2000 Springbrook Circle
Portsmouth NH 03801*

Checks should be payable to Springbrook Condominiums and mailed to:

*Murphy, Powers & Wilson
CPAs Attn: Kathy Nelson
One Merrill Industrial Drive
Hampton NH 03842*