

# SPRINGBROOK CONDO NEWSLETTER

## Summer 2005

*Information and Updates from the Board of Directors*

c/o The Commons Property Management, PO Box 744, North Hampton NH 03862  
(603) 964-7944

[www.springbrookcondos.com](http://www.springbrookcondos.com)

### **SIDING PROJECT:**

The restoration and residing of building #4 has been completed and building #1 is underway. Building #7 is scheduled to be completed before the snow falls.

If you haven't already done so, take a look at building 4.

The gray vinyl clapboard and blue vinyl shingles, duplicate (as closely as possible) the color and architectural detail of the original building. To camouflage an unavoidable seam in the top of the window trim, an additional architectural feature was added. Besides looking good the new vinyl is virtually maintenance free and, unlike the deteriorating wood it replaced, will keep out the elements that have been taking their toll on the Buildings at Springbrook for a number of years.

The board is gratified at the number of unit owners in these 3 buildings who opted to replace their windows during this restoration process. When *your* building is scheduled for residing you too will receive information about the cost and benefits of replacing your windows.

We anticipate that next year, two more buildings will be restored and resided. The selection of *which* buildings will be based on the recommendation of Tim Little, P.E. of Noblin & Associates, the author of our 1998 "Condition Survey & Reserve Study".

### **ANNUAL MEETING:**

Please plan to attend -  
Saturday, Sept \_\_ 10am  
at the clubhouse.

### **FIND A KEY IN YOUR MAILBOX?**

*Two keys are still missing!*

When the post office has a package for you they leave it in one of the parcel boxes at the side of our mailhouse. The key you find in your mailbox is the key to the parcel box containing your package. You are supposed to retrieve your package, leaving the key in the parcel box lock for the post office to use again.

The post office has requested that you please retrieve your package and make the parcel box available for someone else. *Thanks.*

### **WONDERING ABOUT THE FLAGS?**

You may recall reading in previous newsletters about the "clean out lines" project. If a plumbing back up occurs in a building at Springbrook, RooterMan accesses the "main line clean-out" on the outside of the building to clear the line. If no such "main line clean-out" exists, access must be made through a plumbing fixture (such as a toilet) from within someone's unit.

The process of identifying the location of the "main clean-out line" on each building has been completed and, where they do not exist (or have been buried and cannot be found), they are being installed. Where that installation requires excavation you will see flags marking the path. When the work is complete, the disturbed areas will be loamed and seeded.

Do your part to ensure that we never need to use these clean-out lines. Please *do not* place in the toilet, sinks, tub, or shower: dental floss, sanitary napkins, condoms, Q-tips, tissues, tampons, cotton balls, cigarette filters, food or grease. *Thanks!*

## **CITIZENSHIP**

The 2<sup>nd</sup> definition of citizenship is

*"the quality of an individual's response to membership in a community".*

The beautiful plantings at our front entrance are thanks to Claudia Sylva. The beds at the entrance to the overflow lot are thanks to Joan Hamblet. (It bears noting that, in addition to planting and weeding, these beds have to be watered!)

We all benefit from the good citizenship of many of our neighbors who volunteer their time and talents.

You can help too! Seek opportunities to contribute to your community - pick up litter, close the pool gate, keep your tires on the pavement and off the grass. *You get the idea! Thanks.*

## **DUMPSTER MANNERS:**

If you have the strength and are able, *toss* your garbage bag towards the back of the dumpster. Otherwise, the bags pile up just inside the door and the dumpster appears full even when the back half is empty. Break down cardboard boxes and put them in the dumpster intended specifically for cardboard. (A couple of empty cardboard boxes take up a lot of room in a dumpster intended for household trash.)

It should be obvious but, it apparently warrants a reminder: please do not put furniture in the dumpster. It fills the dumpster and prevents your neighbors from being able to dispose of their household trash.

## **SAVE US MONEY:**

When someone leaves a piece of furniture, a mattress, or other such items at the dumpster area, we have to hire someone to remove it. This is a costly and avoidable expense. A phone call to one of the following may solve the disposal problem for you, save the condo association an unfair expense, and be a blessing to a needy family. To dispose of furniture, etc., contact:

1. Operation Blessing  
430-8561
2. The Salvation Army  
(they pick up)  
207 878-8555 x 208
3. Good Will  
430-2040

For items not suitable for these agencies, contact

4. Portsmouth's  
Dept Public Works  
Peeverly Hill Rd  
427-1530.

During certain hours, they accept bulky waste from Portsmouth residents (proof of residency will be required).

## **NATIONAL NIGHT OUT:**

## **SWIMMING POOL:**

## **FURNACE MAINTENANCE:**