

SPRINGBROOK CONDO NEWSLETTER

Information and Updates from Ron Maglieri and the Board of Directors

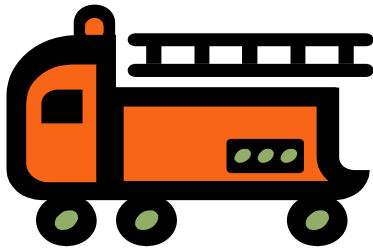
May 2010

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

(603) 610-0165

www.springbrookcondos.com

THE SHED FIRE: just before 6pm on May 4th a fire broke out in a shed on building 9. Thanks to the time of day, (when people were around) and the quick thinking of those who called 911 and used their household fire extinguishers to try to hold back the spreading fire until the Fire Dept arrived, damage was limited to the three attached sheds.



The Deputy Fire Chief's reports states "*I believe this fire was accidental, caused by inadequate clearance to the heater and resulting pyrolysis of the plywood wall it was attached to.*"

We have since begun an inspection of the heaters in each shed that houses water meters. Our findings and plans for changes, if any, will be discussed in the next newsletter.

WINDOW GRID REMINDER:

If you have not replaced broken or missing window grids by June 1st, you will be subject to a fine. Need help? Call Ron Maglieri @ 610-0165.

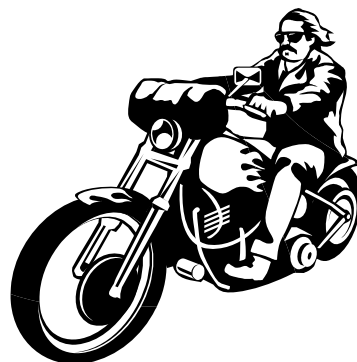
DOG OWNERS: As you know from recent correspondence, we will be strictly enforcing rules regarding dogs at Springbrook. Do your part, monitor yourselves and be a good neighbor to the non-pet owners at Springbrook.

STORM – SCREEN DOORS:

If you are interested in purchasing a storm / screen door for your unit, there are 2 things you should know:

1. There is only one approved storm / screen door for use at Springbrook. It is the *Harvey white vinyl Full-View Hollywood door.*
2. Board approval is required so, drop a request in the 2000 box (inside the back of the mailhouse) and it will receive our prompt attention.

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



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, leave them in the mulch beds.



SPRINGBROOK's LIBRARY:

When she was a little girl, Springbrook resident Vicki Landry wanted to be a librarian. Happily for us, she has found an avocation in setting up a lending library in our clubhouse. Vicki has spent the winter months collecting books (including current best sellers) from friends and neighbors. The library will be ready for use by Memorial Day. Please feel free to borrow 1 or 2 books at a time, return them within a reasonable time frame, and borrow or donate another! Books can be returned or donated to Vicky at # 808. (We're looking for a suitable "return" box that Vicki can leave outside her door.)

VOLUNTEERISM THRIVES

at Springbrook! Joan Hamblet continues to make her regular lighting inspections and fills pots with spring flowers, Dot and Roger Liberty probably delivered this newsletter to your door, and Jason Grucel has lent his expertise to wrapping up the website project to be launched soon; very soon!

HOMEOWNERS' INSURANCE:

Sometimes condo owners mistakenly believe that they do not need homeowners' (or tenant) insurance because the condo association has insurance. It is true that the Springbrook Condominium Association carries insurance but it does not replace the need for unit owners to carry their own coverage. A Homeowner Insurance Policy can cost as little as \$150 and we urge you to protect your property and belongings with such a policy. Contact your insurance broker for more information or call Springbrook's insurance broker at D.B. Warlick Insurance, 436-2275.

SOUTHGATE: Two new eating establishments are now open in Southgate: Subway, and LaBella, a family owned and operated Italian restaurant with 25 years of experience in the hospitality industry. **BYOB**



Have you noticed the red brick walk that is being installed and leads right to Springbrook's crosswalk ?!

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.

DUMPSTER MANNERS:

Please be sure that your trash bags are tied, or otherwise secured, and that you close the sliding doors of the dumpster. If you have the strength - 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 though the back half of it is empty. And *please, please*, 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.)



ABOUT THE POOL: The pool is scheduled to open for the Memorial Day weekend. It has new skimmers, new &/or repaired decorative perimeter tiles, and the shell of the pool has been re-plastered.

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 new and improved pool!

WASHER & DRYER:

Washer: Did you know that in a single hour, a broken washing machine hose can leak up to 500 gallons of water. Consider the damage that this could do before you leave home while your washer or dishwasher is operating. Check your washing machine hoses for soft spots, brittleness near connections, or kinks. If any of these conditions exist, you should replace the hoses. If they are more than 5 years old, it is a good idea to replace them as a preventive measure. Once the new hoses are installed, hang a tag on them with the installation date for future reference. (Source: Regesis 3/01)

Dryer: The Consumer Products Safety Commission estimates that there are over 24,000 dryer fires each year in the United States, causing \$96 million in property damages. Lack of vent maintenance is the leading cause of dryer fires. Lint, which is a hidden fire hazard, is the material most likely to ignite. Even a cleaned lint screen traps only 75% of the lint. When the lint builds up in dryer vents, the dryer motor has to labor harder and can overheat, igniting the lint. Does your clothes dryer take three cycles to dry what it used to dry in one cycle? Check your clothes dryer vent hose for any blockage. (Source: Ann Lander's column,, Portsmouth Herald, 10-28-98)

Be vigilante - It's never a good idea to leave any appliance running when you are not at home.