

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

January – February 2011

Information and Updates from Ron Maglieri and the Board of Directors

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

**FROZEN PIPES:** We all know that water freezes at 32 degrees and assume that since our living quarters never get anywhere near that cold, we have nothing to worry about. Unfortunately, that is not true – we do need to worry and take precautions when the temperature drops into single digits. The pipes in your unit run through walls that may not be as well insulated as they should have been, or across the attic where insulation coverage can vary.

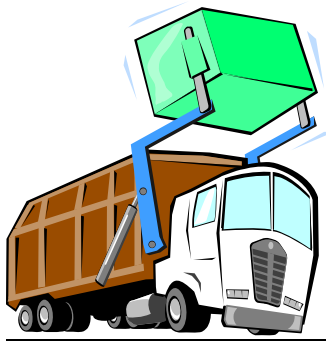
When the temperature drops into single digits, allow water to trickle from faucets and showers; open cabinet doors below kitchen and bathroom sinks (and overhead kitchen cabinet doors in 2<sup>nd</sup> floor units) to allow the room's heated air into the cabinet.



Frozen pipes can burst and when the water thaws it can run in the wall, attic, and/or inside living space and can cause *tremendous* damage. Please do your part.

**ICE, ICE, ICE:** As of this writing we are still dealing with ice and the damage the melting ice is causing. If your unit has sustained ice melt damage, please call Ron Maglieri @ 610-0165.

If you find yourself wondering why we live in Portsmouth NH with the cold and the snow, there was a recent reminder. The National Geographic Traveler geo-tourism survey named Portsmouth NH the sixth-ranked historic city to visit! Source: Portsmouth Herald 2-6-11



**TRASH PICK UP:** We are considering a change in the services provided by Waste Management. The change would be to single stream recycling plan. The totes and cardboard container would be removed and replaced with a single recycling dumpster into which we would deposit all bottles, cans, plastics, glossy paper, newspaper and cardboard.

**SMOKE DETECTORS:**

Travelers Insurance has recommended that we take steps to ensure that each unit's smoke detector is tested annually. You will soon be receiving a letter from Ron Maglieri and the board with instructions about checking your smoke detector. It is in our best interest to demonstrate to our insurance company that we are committed to good risk management by ensuring that the smoke detectors are tested. Please, when you receive the letter, give it your attention. Thank you.

**STORM DOORS:** Unit owners whose storm doors are not the approved Harvey model (*and have been inspected and deemed not architecturally indistinguishable from the approved model*) will be receiving letters advising them to remove or replace their storm door. Identified unit owners will have until May 31<sup>st</sup> to comply.

**SNOW PLOWING:** Thank you, thank you for your prompt attention to our snow plow contractor's request about parking cars! What a difference it made in the snow removal process. We are re-printing that notice on the reverse side of this newsletter for your reference.