

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

November-December 2013

Carbon Monoxide

Please read this very important notice, below

Winter: It's Coming

See back page for important winter reminders

FY14 Budget

The FY14 budget is on its way

A Matter of Life and Death

Apologies for the dire headline, but we have recently had several incidents where the Portsmouth Fire Department has been called on to the property.

We ran a similar note last spring, but these recent events have highlighted the need for another reminder on the dangers of carbon monoxide and the necessity for everyone to maintain their furnaces.

A few important points:

- (1) Furnaces (especially older furnaces) need maintenance *every year, on a regular schedule*. Maintenance is very important.
- (2) Every unit should have a carbon monoxide detector. Carbon monoxide is a colorless, odorless gas that is toxic to humans and animals when encountered in high concentrations.
- (3) Carbon monoxide alarms should be replaced every five years; please make sure your alarm is operational.

If you start to feel ill and call 911, you're lucky; many people die in their sleep from poisoning.

We cannot emphasize this enough. If you have any questions, please call our property manager, Ron Maglieri, at the number listed below.

The FY14 Budget

The Board of Directors has approved the budget for the fiscal year of 2014.

The budget will be mailed to all unit owners, in accordance with our Bylaws, by December 15.



Dog Registration

Just a reminder that all dogs living at Springbrook must be registered. Call Ron Maglieri with questions.

Parking Stickers

If you recently moved in or purchased a new vehicle, please call Ron Maglieri to obtain a parking sticker right away.

Vehicles without parking stickers may be towed.

Smoking in Entryways

Please demonstrate respect for your neighbors by NOT smoking in your entryways. Thank you.

Storage Units

All storage, with the lone exception of grills, must be kept *inside storage units*.

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www.springbrookcondos.com

The 2013-2014 Springbrook Winter Reference Guide

A trademark of winters here at Springbrook is the cooperation displayed by its residents, which we greatly appreciate. We ask that everyone refresh themselves by reading this Winter Reference Guide.

This Winter Reference Guide is also available (and will be updated, as necessary) on our website at www.springbrookcondos.com.

If there is a significant winter emergency or event, we will keep everyone updated at our website—just click on “Winter 2013-2014” at the bottom of the homepage.

Winter Preparation

- (1) Make sure your freeze alarm is installed and operational.
- (2) Please keep your unit's temperature no lower than 65 degrees Fahrenheit during the winter (as required in the Residency Rules & Regulations, No. 12).
- (3) Do not disturb the wooden snowplow stakes, as they provide important guidance for snowplow operators.
- (4) Please use the five-gallon buckets of sand/salt mix to alleviate any icy or slippery conditions before venturing out onto your walkway. If the pail needs to be refilled, please contact our Property Manager, Ron Maglieri, at 610.0165.

When It Snows

- (1) Please leave cars in parking lots during the storm *until the snow has stopped completely*.
- (2) Once the snow has stopped and the road has been plowed to its full width, please move your car expeditiously to the clubhouse parking lot or the right side of the exit road.
- (3) Please do not park along the edge of the road at the circle, as the road is too narrow there for plows to pass.
- (4) Never block the walkways.
- (5) If you are going to be out of town or unable to move your car during a snow event, please leave your car in the clubhouse parking lot, in a space close to the exit road.

Failure to adhere to these guidelines can subject your vehicle to being towed.

If you have a question or concern, please call Ron Maglieri at 610.0165.