

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

July-August 2011

Paving Project Update

Expected to begin in September; stay tuned for further updates

Annual Meeting

Mark your calendar
Saturday, September 10
10:00 AM @ clubhouse

Ice Dam Update

See back page for insurance update, background on the issue, and next steps

A Call For Volunteers

Board members are elected to two-year terms at the annual meeting, scheduled this year for September 10 at 10:00 AM at the clubhouse. Four positions are up for election this year.

If you would like more information about becoming a Board member, please call Property Manager Ron Maglieri at 610-0165.

Also, we recently asked for a volunteer to assist Joan Hamblet in monitoring the lighting throughout Springbrook. Now our need is even greater! Joan Hamblet sold her unit and bought a house in Portsmouth so she can pursue her love of gardening!

If you are organized, thorough, and willing to serve your community by monitoring our exterior lighting, contact Ron at 610-0165.

Paving Project

The 2011 special assessment is funding the major portion of this summer's paving project. The engineering specifications have been written, the bid process completed, and the contract has been awarded.

The project is expected to take place in September. Stay tuned for more information!

Accounting Reminder

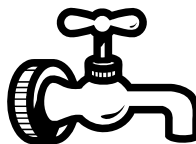
Our accountant has asked us to remind you to please **put your unit number on your checks.**

Storm/Screen Doors

The deadline for replacing storm doors has been extended. Harvey does not maintain a large inventory, and orders for Springbrook residents depleted their modest supply. The doors are now on backorder. Thank you for your cooperation.

Water Bill Increase

As you may have read in the local media, Portsmouth's water rates increased considerably as of July 1. Consider this: We *already* budget more than \$75,000 for water and sewer costs.



Please conserve. If you have a dripping faucet, please have it repaired. If your toilet runs, please call a plumber.
▲ Thank you.

A Cautionary Tale

A grill fire at a Quincy, Mass., complex destroyed a building and left people homeless. Flames up to 40 feet could be seen shooting out of the roof for two hours, and the building eventually had to be demolished.

Please use care when grilling. Your neighbors are counting on you!

Southgate

The substantial improvements going on across the street continue. **The long-awaited McKinnon's Market is now planning to open in August.**

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The Springbrook Ice Dams

We know many residents have been affected by ice dams, especially this past winter. The Board would like to take this time to update you on the matter, provide you with some background on the issue, and give you an idea of potential solutions and next steps.

Update:

The ice dam damage repairs are nearing completion, and the corresponding insurance settlement is now complete. We thank you for your patience. Twenty-two units were impacted by ice dam damage last winter.

This prompts us to remind you that any damage to your unit *must* be reported promptly. We have a limited window on an insurance claim before the matter is considered closed.

Background:

Ice dams on roofs occur after a heavy snowfall followed by several days (or weeks) of very cold weather. Because of the escape of heat from the building's interior through the attic, the snow on the roof starts to melt and trickle down to the eave, where a crust is formed, holding the snow in place and keeping the wind from blowing it off the roof.

This process continues until a dam of ice is built up that exerts pressure on the edge of the roof and the lower tier of shingles. As this ice expands and backs up closer to the warm roofing, it melts again and seeps under the roof shingles and into the building.

As this melting occurs under the shingles, the water drips down onto ceilings and interior walls. **While the financial cost to the association to make the interior repairs is considerable, the emotional cost to the unit owners who watch helplessly as water drips and damages their interiors is immeasurable.**

Potential solutions/next steps:

The Board continues to seek solutions for the confounding problem of ice dams. Roof rakes, ice and water shields, and attic insulation are often suggested as solutions. But it's not quite that simple.

You might assume that removing the snow from the roofs would simply solve the problem. Unfortunately

that is not always a solution. Chipping ice dams from **roofs more often than not causes damage to the shingles and roof, creating another set of problems and damage when the spring rains arrive.** A roof rake can also cause damage to the shingles and shorten their useful life as they scrape away the ceramic-coated granules that protect the shingles from sun and weather exposure. (In the last 10 years, we have replaced the roofs on all buildings.)

Ice and water shields are also often recommended as a solution, not for the formation of ice dams but for *minimizing damage* from them: a strip of rubberized material generally three feet wide that is laid along the eave edge of the roof under the shingles. This shield prevents the melting ice dam from penetrating into the attic and unit interiors. **(During the aforementioned re-roofing, Springbrook installed six-foot shields on every building.)**

Keeping the roof cold is also imperative. Attic ventilation is the key to keeping the roof cold and the ice dams from melting. To encourage cold air ventilation in our attics, we have louvered openings in the gable ends and soffit vents in the attic overhang. Insulation on the attic floor keeps the heated air from rising. **(Last fall, a Board member arranged, at his own expense, to have additional insulation blown into the attic space above his unit. Despite that effort, his unit sustained ice dam damage in February.)**

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While all of these precautions and prudent measures can help address this issue, the fact remains that we live in northern New England and cannot protect ourselves from every possible event.

There is good news: The severe pitch of the roofs at Springbrook minimizes the formation of ice dams. The steeper the pitch of a roof, the less conducive to ice dam formation. In fact, the state's Fire Marshal from time to time warns those property owners with flat or low-pitched roofs to remove the snow for fear of collapse under the weight of record snow.

Ice dams are indeed a confounding problem! **The Board is now looking at a new product on the market that is said to eliminate ice dams. We will explore its effectiveness, cost, etc. -- as well as all other options -- this summer and will keep you posted in the coming months.**

(Sources: Providence Mutual Fire Insurance Co., Mutual Fire Insurance Association of New England, and The Portsmouth Herald.)