

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

November-December 2014

Parking

Please read this important notice, below

Winter Reference Guide

See back page for winter-related guidelines

FY15 Budget

The FY15 budget is on its way

Parking Stickers

We have recently assembled a group of volunteers to keep an eye on the parking lots, to guard against the abuse of parking privileges. We thank those volunteers!

Only stickered vehicles may be parked in resident lots between 6:00 p.m. and 7:00 a.m. Monday-Friday and all hours Saturday and Sunday.

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

If your vehicle is towed, you can retrieve it at Lafayette Towing (436.7131).

Also, this was noted during the annual meeting: Please try to "park smart," by not leaving huge spaces between you and the vehicle next to you. Leaving big gaps decreases the number of available spaces. Thank you.

The FY15 Budget

The Board of Directors is currently working on the budget for the fiscal year of 2015.

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. The dog registration form is available at the website.

Smoking in Entryways

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

Storage Units

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

MAINTAIN YOUR FURNACE

Due to the importance of this issue, we are re-running this notice from last month.

Over the last several years, we've had a high number of incidents where the Portsmouth Fire Department has been called on to the property.

It is crucial that everyone maintain their furnaces. Furnaces (especially older furnaces) need maintenance *every year, on a regular schedule*.

If you haven't had your furnace maintained this year, now is the time—before winter comes and the heat is running regularly.

Every unit should also have a carbon monoxide detector.

Please call us with any questions. This can be a matter of life and death.

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www.springbrookcondos.com

The 2014-2015 Springbrook Winter Reference Guide

Dealing with the winter — and all it delivers, in the form of snow, ice, etc. — is heavily dependent upon the cooperation of neighbors. Given that we all live in such close proximity, it is very important that residents demonstrate respect for their neighbors by knowing the rules and adhering to them.

In that spirit, we ask that everyone read this Winter Reference Guide, which is also available on our website.

Any questions? Call Ron Maglieri at 603.610.0165.

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 as soon as possible to the clubhouse parking lot or the right side of the exit road, so that all parking spots can be plowed at once.**
- (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.

Other Winter Notes/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 snowplow stakes; they provide 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.