

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

January-February 2013

Snowplow Stakes

Please do not disturb the wooden snowplow stakes, as they provide important guidance for snowplow operators.

The damage caused to grass and shrubs can be considerable when plows are not guided by the stakes.

Parking Stickers

If you recently moved in or purchased a new vehicle, you can call our property manager, Ron Maglieri, at 610.0165 to obtain a parking sticker.

Dog Registration

We thank everyone for submitting their dog registration forms. As we noted, this registration was enacted upon the advice of the Association's legal counsel, in order to provide for the safety and convenience of all residents and to maintain the cleanliness of the property.

We believe this policy has already borne fruit, as it has increased awareness of the dog rules for some and allows us to communicate directly to those in violation.

Winter Reminders

We have reprinted the Winter Reference Guide in this edition of the newsletter (see flip side).

These include the steps for moving your automobiles to allow for plowing following a snow storm. Failure to move your vehicle to allow for the parking lots to be completely plowed will result in a fine and/or towing of said vehicle. Please read the guidelines on the back of this newsletter and let us know if you have any questions.

Landlords

A brief reminder to our landlords:

If you lease your unit, you are required by our Bylaws (Article X, Section 2 [b]) to provide a copy of the lease, your tenant's name and contact information, and their vehicle descriptions/ license plate numbers. Please make sure our property manager, Ron Maglieri, has this information.

Also, as a landlord you are responsible for making sure your tenants are aware of Springbrook's rules and regulations.

Overflow Parking

In addition to the reminders we've included on the back of this newsletter, we also would like to remind people that the back of Lot F (501-508) does serve as a temporary overflow lot.

Closing Thought

Local sunset will pass 5:00 p.m. next week. Upon our next newsletter publication (March/April), it will be about 7:00 p.m. Spring is right around the corner.

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The 2012-2013 Springbrook Winter Reference Guide

This Winter Reference Guide is also available (and will be updated, as necessary) on our website at www.springbrookcondos.com (under Policies). If there is a significant winter emergency or event, we will keep everyone updated at our website—just click on “Winter 2012-2013” 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.

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