

# Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

## September-October 2012

### **Parking**

Please make sure you read the right-hand column for parking information

### **Board of Directors**

See below for your 2012-2013 Board of Directors

### **Pets**

See back page for details on our new dog registration policy

### **Your Board of Directors**

Your 2012-2013 Board consists of six members:

Jason Grucel, President  
Kellie O'Connell Langs, Vice President  
Jim Anthony, Treasurer  
Dean Savramis, Trustee  
Jack Kane, Trustee  
David Wajda, Trustee

### **Volunteerism**

Throughout the quarter-century history of Springbrook Condominiums, countless volunteers have donated their time to monitor our grounds, or distribute newsletters, or police our lighting or parking situations.

**In recent years, several of those valuable volunteers have moved and have unfortunately yet to be replaced.**

We understand everyone's time is limited. But if you have some time (it may be a couple of hours a week, or even just an hour every couple of weeks) that you'd be willing to volunteer on behalf of the Association, give us a call or drop a note in the 2000 mailbox.

(Along these lines, we thank Vicky Landry for her work on the clubhouse library all summer!)

### **Parking**

Following up on the conversation during the Annual Meeting, the Board has discussed parking issues and enforcement. We understand that some residents are currently unable to conveniently park their cars, which is obviously an issue that requires a solution.

As we've noted in the past, every resident must have a parking sticker or be subject to towing. **We cannot emphasize enough that you should NOT assume that you will receive a warning.** Anyone who doesn't have a sticker should consider their car strongly at risk of towing. Fair enforcement of this policy will be increased expeditiously.

**Any vehicle parked in a resident lot between 6:00 p.m. and 7:00 a.m. Monday-Friday and all hours Saturday, Sunday, and holidays must have a sticker.** Guests can park in overflow lot F (501-508) or at the clubhouse. If your car is towed, call Lafayette Towing at 603.436.7131.

The parking policy is available at the website. If you need a sticker or have a question, give us a call.

### **Where Are You?**

To owners who rent their units: Remember to call or write the Association when you move and provide your new mailing address and any new contact information.

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

Phone: 603.610.0165

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

# SBC Pet News

## Springbrook's Dog Registration

Springbrook now requires every dog living on the property to be registered with the Association. A registration form was left at every door in early September—the form must be filled out by a resident living in the unit. (There is no fee associated with this registration.)

**If we have not received your dog registration form, please drop it in the 2000 mailbox today.**

This policy was implemented upon consultation with 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.

Our Residency Rules & Regulations (available at our website under Policies) remain unchanged; they highlight several basic requirements pet owners must follow:

(1) Pets shall be maintained in a manner that does not create an annoyance or nuisance to other unit owners or residents (i.e., continuous barking).

(2) Dogs shall be kept on a leash and under control when outside the unit. When pets are taken outdoors to relieve themselves, they must be walked off the common grass and landscaped areas and away from the pond into the woods on the periphery of the property.

(3) Pet owners are responsible for immediately removing any excrement deposited outside the peripheral woods, using a pooper-scooper or similar means, and putting the waste into the proper dumpster.

This registration will allow for a thorough, but also fair and even-handed enforcement of the pet rules.

As always, if you have any questions, please let us know. If you have not yet returned your form because you misplaced it, you can access it at the website, under Policies.



## Don't Forget Cats!

Our Residency Rules & Regulations state that cats shall not be allowed to roam unattended at any time.

Cats can create damage to automobiles—but also, unattended cats are at significant risk given the wooded areas that surround our property.

We need people to fully adhere to this policy.

## Smoking in Entryways

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

## Changing Seasons

Autumn is here.

If you haven't yet, please make arrangements to remove your air conditioner.

Also, please **make sure your freeze alarm is installed and operational**. Thank you.

## Voting News

As with the recently held primary, voting for Ward 4 in the general election on November 6 will take place not at Dondero School but instead at Portsmouth High School. **Portsmouth High School is located at 50 Andrew Jarvis Drive, off Lafayette Road.**

## Lighting

If you are **out at night and see a light that is nonoperational**, please report it to Ron Maglieri by calling him or dropping a note in the 2000 mailbox.