

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors
July-August 2012

Annual Meeting and Board Elections

This year's annual meeting is scheduled for Saturday, September 8, at 10:00 a.m. All unit owners will receive a mailing shortly.

Board members are elected to two-year terms at this annual meeting. Four positions will be up for election this year.

If you are interested in becoming a Board member or would simply like some information about the responsibilities of serving on the Board, please call Property Manager Ron Maglieri at 610.0165.

Swimming Pool

We just want to remind everyone that **only groups of people that *include* unit owners and/or tenants are allowed to use the Springbrook pool.**

Owners/tenants are not authorized to allow third parties to use the pool outside of their presence; those third parties will be considered trespassers.

Reminder: Pool hours are 8:00 a.m. to 9:00 p.m.

Also, if you suspect that you may be the last person at the pool on a particular day, please make sure the clubhouse doors are closed. (The gate should *always* be closed.) Thanks!

Drainage Update

Elf's Landscaping performed some drainage improvements and repairs around the grounds in July.

News From Around the Neighborhood

In July, the Portsmouth Board of Adjustment granted a parking variance that is expected to pave the way for construction of a **1,264-seat, nine-screen movie theater across the street at Southgate Plaza.**

The property owner has requested to be on the Planning Board's September agenda to seek site plan approval. According to the Portsmouth Herald, the project will also need approval from the state Department of Transportation for modification of the plaza driveway to accommodate more traffic and an assessment of the possible impact increased traffic would have on Lafayette Road.

In addition, **Shio, which has become the Seacoast's most popular Japanese restaurant since it opened in 2009, has expanded its space** within the plaza.

Painting Update

D&R Painting painted the property's 21 tall light poles in July.

Protecting our Pavement

Just last year, the Association, in a capital repair project funded by all unit owners, invested a significant amount of money in repaving the property.

Please do your best to help protect this investment: **Don't park so that your wheels hang over the very edge of the pavement. If you have a motorcycle, use a kick plate every time you park.** Thank you.