

# Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

## September-October 2011

### Lighting

What to do if you see a light out; see back page

### New Board of Directors

See below for your 2011-2012 Board of Directors

### A New Addition

Four new trees will be planted this fall; see back page for details

### Annual Meeting Recap

**Thank you to all who took the time to attend the annual meeting on September 10.**

The most-asked questions at the meeting pertained to the following three issues:

- (1) The city's increase in water rates
- (2) Ice dams, and what can be done
- (3) The status of the paving project

All three items will be addressed in this newsletter.

### Your Board of Directors

Your 2011-2012 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

**We would like to acknowledge outgoing President Bess Mosley, who devoted thousands of hours of her time to the Association over the last decade. We would also like to thank former Secretary Deborah Lavasseur, who was a tireless volunteer for the Board for many years as well. Both will certainly be missed.**

### Paving Project

The paving work here at Springbrook is complete. Thank you all for your cooperation throughout the process.

You may have noticed some work being redone and wondered about it. Here's what happened:

On Tuesday, September 20, the exiting side of the main road was paved all the way to Route 1. However, just as the work was being completed, it started to rain.

The next day, our paving company met with the engineer who drew up our specs for the work, and both parties agreed that the last approximately 500 feet of paving should be redone.

Following several days of rain, that work was done on Tuesday, September 27.

**Also, this marked the first instance where we utilized our website to keep people informed during an ongoing project. Daily hits, which usually are in the range of four to six, increased to as many as 40 during the project's busiest times.**

We appreciate those who used the website as a resource, and we plan to use it, where appropriate, in the future to communicate with owners and residents.

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### Lighting

With former volunteer Joan Hamblet's move, we are without an official lighting inspector here at Springbrook.

**If you are out at night and see a light that is nonoperational, please report it to Ron Maglieri by calling him at 610.0165 or dropping a note in the 2000 mailbox. Thank you.**

### Water Rates

The Board continues to monitor water usage and the monthly bill.

**We will continue to explore ideas and seek recommendations with an eye toward both short- and long-term relief against the increased city water rates.**

### Ice Dam Relief

As noted in the previous newsletter and mentioned during the annual meeting, the Board continues to look at possibilities to address the ice dams that have occurred in two of the previous three winters.

**We recently had MJ Murphy & Sons of Dover on-site to explore a roof that had experienced leaking last winter, in an attempt to isolate any problems and obtain recommendations for moving forward.**

As this newsletter went to press, the Board was awaiting the results and recommendations of that report. We will be examining the issue closely in the next few weeks.

### Air Conditioners

Despite our recent summer weather, autumn is here.

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

Thanks very much.



### A Couple of Loose Ends

While the paving has been completed, there are just a couple of items remaining to be taken care of in the coming weeks:

- (1) Painting the speed bumps
- (2) Painting a crosswalk along the main road where the sidewalks meet outside Building 1.

### Coming Soon To Springbrook . . .

Keep an eye out for four new swamp oaks which will replace four expiring trees along the main road, outside Buildings 2/3/7.

**The oaks will be planted this fall.**

### Also Coming Soon To Springbrook . . .

Snow.

Yes, winter is almost upon us. We have retained Site Structures Landscape, Inc., of Kittery as our snow removal provider for 2011-12.

**Winter parking guidelines are available on our website at [www.springbrookcondos.com](http://www.springbrookcondos.com), under Policies, and will also be recapped in the November -December newsletter.**

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

### Find A Key In Your Mailbox?

When the Post Office has a package for you that won't fit in your mailbox, they leave it in one of the parcel boxes at the right side of our mail house. The key you find in your mailbox is the key to the parcel box containing your

package.

**Please retrieve your package right away (leaving the key in the parcel box lock), so the Post Office can use the box again.**

