

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

March-April 2012

Think Spring!

Last week's summer weather may be gone, and temperatures may have drifted back to normal for late March, but hopefully that hasn't dampened anyone's enthusiasm for spring.

In that spirit, there are a few seasonal items on which we'd like to touch base with you:

Spring Cleaning

With all the nice weather, we've done several walkthroughs around the property. While doing so, we've noticed that, here and there, people are leaving some items in common areas that don't belong there.

The only item that may be stored outside your shed is a grill; all other items must be stored inside your unit or inside your storage shed.

In April we will be tagging any personal property other than grills left in common areas; those tagged items will then be removed from the property at the owner's expense.



Tennis Courts

As the final piece of the paving project, the tennis courts will be repaired, power-washed, and repainted by Advantage Tennis of Passumpsic, VT, this spring.

Swimming

The pool will open, as always, on Memorial Day Weekend. Pool hours are 8:00 a.m. to 9:00 p.m.



Dogs

Following up on the friendly reminder in January/February's newsletter, we feel the need to reiterate Springbrook's dog policy from our Residency Rules & Regulations (No. 10):

"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). . . .

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 or other areas designated by the Board of Directors.

Pet owners are responsible for immediately removing any excrement deposited outside the peripheral woods."



We really need your cooperation on this matter.

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

Phone: 603.610.0165

www.springbrookcondos.com

Other Springtime Reminders

Spring is also a great time to inspect important household items—for example:

- Your fire extinguisher;
- The batteries in your smoke alarm;
- The batteries in your CO2 monitor.

Cleaning Up

If you're doing any spring cleaning inside your unit, we just want to remind people that large items may *not* be placed outside the dumpster.

Portsmouth residents may bring their trash, recyclables, and bulky waste to the Recycling Center, which is right down the street, at 680 Peverly Hill Road. Check out the Department of Public Works' website at www.cityofportsmouth.com/publicworks for hours and information.

If you have a large item and no way to get it to the Recycling Center, our longtime maintenance man, Allen Barrette of Maintenance Concepts, can take care of it for a nominal fee. He can be reached at 603.475.2305.

Remember, there's also a Goodwill Store at Southgate, right across the street. Call them at 603.430.2040 to see if they accept what you're trying to get rid of.

Roof Work

In our continuing effort to explore ways to address ice dams, we've installed high heat ice and water shields on three foyers (facing three different directions)—all of which have frequently experienced significant ice dams in the past. This work was done by M.J. Murphy & Sons of Dover. These installations were made to gauge their effectiveness, for possible expanded use in the future.

What's "The Village Voice"?

In addition to being an alternative New York City weekly newspaper, The Village Voice was also the name of Springbrook's first newsletter! We now have a couple of 1989 editions posted at our website—check them out!

The Pond

A couple of years ago, we mentioned that some original site plans for this property were labeled "Mirror Pond Condominiums," a name that was later changed to Springbrook.

What better time than spring to get out and take a walk around our 3,300 feet of pond bank, especially with mud season so reasonable this year. The best starting place is between Buildings 5 and 6.

Most of this area is undisturbed and a natural habitat for wildlife. In fact, fewer than half of Springbrook's 84.6 acres are developed; behind the pond there are 32.7 acres of designated conservation area, which includes a portion of Berrys Brook watershed.

Parking Stickers

Remember, if you don't have a parking sticker on your car, you're a candidate to be towed. Please call our property manager, Ron Maglieri, if you don't have a sticker. Thank you.

Closing Thought

Local sunset just passed 7:00 p.m. By the end of April, it will be about 7:45.