

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

November-December 2012

Water Conservation

What Portsmouth's recent rate increases have meant to us, and how you can help

Winter: It's Coming

See back page for important winter reminders

FY13 Budget

The FY13 budget is on its way

Water Conservation

Back in 2011, Springbrook Condominium Association budgeted \$75,000 for property-wide water and sewer costs.

For the 2013 budget, that figure has grown to \$112,000—a 49% increase over just two years. Water and sewer costs now constitute more than a quarter of our annual budget.

Portsmouth's water rates increased considerably on July 1, 2011; then the city's sewer rates increased on July 1, 2012. The monthly bill for the property now averages over \$9,000.

So we ask all unit owners and residents to place urgency on the issue of water conservation. If you have a dripping faucet, please have it repaired immediately. If one of your toilets runs, please call a plumber today, not tomorrow. (Please shut off the water supply to the toilet in the interim.)

Or talk to a neighbor who may be able to help you out—as we've noted before, the issue you've been ignoring because you didn't want to take the time to address it might simply require a \$5 fix.

There are many relevant resources online, but visit <http://wateruseitwisely.com/100-ways-to-conserve/> for a good list of ways to conserve water. We appreciate your attention to this issue.

The FY13 Budget

The Board of Directors has approved the FY13 budget.

The budget will be mailed to all unit owners, in accordance with our Bylaws, by December 15.



The 2000 Mailbox

Around the back and *inside* our mail house is a black mailbox mounted on the sidewall with the number "2000" on it. If you have correspondence for our Property Manager, Ron Maglieri, or the Board of Directors, you may drop it in that box without a stamp.

Please **do not put outgoing mail in the 2000 box** (this includes condo fees, which must be sent to our accountant).

Storage Units

All storage, with the lone exception of grills, must be kept ***inside storage units***.

Fisher Cats

A fisher cat has been spotted wandering around the property. Another reason (in addition to Springbrook policy) to keep your cats inside. Thank you.

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

Phone: 603.610.0165

www.springbrookcondos.com

The 2012-2013 Springbrook Winter Reference Guide

Over the years, things here have gone relatively smoothly during winter storms because of the cooperation of Springbrook residents, which we greatly appreciate. With winter almost upon us, we've put together this Winter Reference Guide. These will be news to some and reminders to others, but we ask you to please read them closely.

This Winter Reference Guide is also available (and will be updated, as necessary) on our website at www.springbrookcondos.com. 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.