

# Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

March-April 2014

## Cleaning Up

As the weather has gotten warmer, and we're transitioning from snow removal to landscaping, we have noticed that some people are leaving 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.

This includes cigarette butt containers—these may *not* be stored in entryways.

We also understand that some residents have become accustomed to keeping things outside, perhaps decorations that they feel enhance the area. And perhaps some neighbors do not mind such decorations.

The problem is, this is a condominium association, and rules are required to prevent common areas from being taken over by individuals. Therefore, we must enforce the common area rules. Please remove your belongings before they are taken.

## IMPORTANT NOTICE FOR ALL OWNERS:

**All owners recently received a mailing announcing a Special Meeting on May 3, 2014, at 11:00 a.m. in the Clubhouse, to vote on a proposed amendment to the Springbrook Bylaws.**

**The Board feels this is very important. The current Bylaw language prevents Springbrook from obtaining FHA certification, because it places the Association as a third party in control of the selling or leasing of a unit.**

**Obtaining FHA certification would allow potential homebuyers pursuing financing through the FHA to purchase a Springbrook condominium. Obtaining this FHA certification would broaden the potential buyer base, thus positively affecting property values.**

**96 units must vote in favor to pass this amendment. If you wish to vote in favor, you may either ...**

- ⇒ **Attend the meeting on May 3.**
- ⇒ **Vote via the proxy (by mail)—but we MUST have the proxy in time for the meeting.**

**If you have questions, please ask us. Thanks.**

## Dog Owners

We very much appreciate the responses we received following our note on dogs in the January/February newsletter.

We would like to continue to call upon all of you to report violations of the dog rules, and/or share your thoughts on this matter.

We also want to highlight that **all dog waste must be properly disposed of immediately.**

## Parking Stickers

If you recently moved in or purchased a new vehicle, you can call our property manager, Ron Maglieri, to obtain a parking sticker.

Stickers should be placed on the driver's side of the rear window. Unstickered vehicles may be towed.

## Condo Fee Envelopes

If you are low on condo fee envelopes, give us a call or drop a note in the 2000 mailbox.

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

Phone: 603.610.0165

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