

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

January-February 2012

Clubhouse Repairs

See below for an update on what's happening out at the Clubhouse

Neighborly Updates

See back page for information on a couple of Springbrook's neighbors

Friendly Reminders

See back page for a few notes from the Board

The Clubhouse

On the morning of Thursday, January 19, two residents noticed water coming out of the clubhouse and reported the incident to our property manager (thank you both!). A crew was immediately dispatched to respond to what ended up being a burst pipe, which was in the process of flooding the clubhouse.

The clubhouse was damaged, but since the pipe burst in the shed area of the clubhouse (the back right, beyond the kitchen), it was not catastrophic—most of the damage was limited to one area. A restoration crew was onsite that afternoon to remove excess water, reestablish power/electricity, and begin dehumidifying.

We are in the process of repairing the damage and getting everything put back together again.

We have found that the pipe that burst was not sufficiently insulated in the area above the shed. (Once the pipe runs inside, into the kitchen and through the bathroom, there *is* sufficient insulation.) During the repair process, we remedied that problem by rerouting the pipe above the shed area, to reduce the potential for future problems.

Water/Sewer Costs

Given our recent attention to water/sewer rates in these newsletters and during the annual meeting, some have asked: Beyond conservation, exactly how can I help keep costs down?

Well, first of all, we have noticed a slight decline in our bills over the last couple of months. To the extent that's a reflection of people conserving water, that is certainly greatly appreciated by all unit owners.

As far as what people can do (beyond immediately attending to dripping faucets or running toilets), one suggestion we have is to **diagnose potential slow toilet leaks with food coloring**. While heavy leaks are easy to diagnose, slow leaks are more subtle but can use hundreds of gallons of unnecessary water every month.

To do this, place a half-dozen drops of food coloring in the toilet tank and leave the toilet alone for at least a half-hour. If the water in the bowl of the toilet has become tinted with the food-coloring dye from the tank, there's a leak between the tank and the bowl. This can easily be fixed by a plumber. If you don't have a plumber, our property manager can refer you to one.

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A Note Of Thanks



Thank you very much for disposing of your Christmas trees near the basketball hoop (instead of leaving them elsewhere, such as at the dumpsters).

Your compliance saved us all some money and aggravation!

Winter Reference Guide

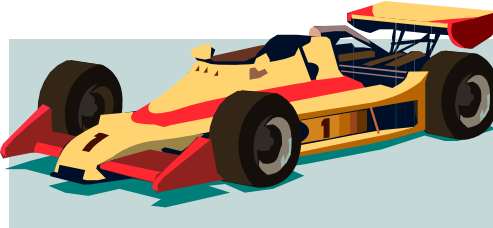
We're not quite out of the woods yet. Remember, the Winter Weather Guidelines (which includes directions to follow when it snows) are available on our website at www.springbrookcondos.com.

If there is a significant winter emergency or event, we will keep everyone updated at our website—just click on “Winter 2011-2012” at the homepage.

They're Back

You surely noticed that there's a car dealership at the end of our driveway again.

Bournival Jeep has relocated from its previous location at 720 Lafayette Road (across from Planet Fitness) and is now open at 2355 Lafayette Road.



Bournival Jeep is open seven days a week (though the Parts and Service Departments are closed Sundays).

Coming In 2012

Our neighbors at Water Country are billing Dr. Von Dark's Tunnel of Terror, slated to premiere in 2012, as the “first water ride of its kind in New England.”

According to its website, riders will sit face-to-face in a two-person tube and descend into a twisting 40-foot plunge through an enclosed, completely dark tunnel. The entire ride is 300 feet and includes a “wicked tornado funnel.” Ah, if that doesn't get you thinking summer ...

A Few Friendly Reminders

Snowplow stakes:

Please do not disturb the wooden snowplow stakes, as they provide important guidance for snowplow operators. The damage caused to grass and shrubs can be considerable when plows are not guided by the stakes.

Dogs at Springbrook:

Springbrook's Residency Rules & Regulations (No. 10) clearly states that when pets are taken outdoors to relieve themselves, they must be walked off the common grass and landscaped areas.

No one wants to follow pet owners around, admonishing them for not adhering to a rule or fining them for noncompliance. So please just follow this very straightforward rule (as the vast majority of dog owners do, and we greatly appreciate it).

Parking stickers:

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.