

# Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

## January-February 2014

### The 2014 Condo Fee

Just a reminder that as of January, the monthly condo fee rose \$5, to \$245/month.

If you accidentally made out your check for \$240, please rectify it right away.

### Parking Stickers

If you recently moved in or purchased a new vehicle, you can call our property manager, Ron Maglieri, at 610.0165 to obtain a parking sticker.

### Where Are You?

To owners who rent their units: Make sure we have your address and phone number, and contact information for your tenants.

### Man's Best Friend

We know the frequent mentions of this issue can seem repetitive to some, but we have become aware of a situation that is completely unacceptable and we are reaching out to the entire Springbrook community for help.

Several residents have been allowing their dogs to defecate on the lawn area, in the snow, directly behind Building 5. This goes beyond simply violating the property's rules—it's unsightly, it's disgusting, and it demonstrates a lack of respect for fellow residents.



We understand that some people may not feel comfortable reporting on their neighbors, but this matter has progressed too far. **So we are calling upon everyone to let us know if they witness a violation of the dog rules anywhere at Springbrook (not just behind Building 5) by calling 603.610.0165 immediately. If it's off hours, please leave a message.** To reiterate for everyone:

- (1) Dogs must be walked off the common grass and landscaped areas (even when there's snow covering them) and away from the pond, into the woods on the periphery of the property. (See the dog map on the website or call Ron Maglieri for clarification.)
- (2) All dog waste must be properly disposed of immediately.
- (3) Dogs must be kept on a leash when outside at all times.

We need everyone's help in addressing this situation immediately. Thank you.

### Winter Reminders

We have reprinted the Winter Reference Guide in this edition of the newsletter (see flip side).

These include the steps for moving your automobiles to allow for plowing following a snow storm.

Failure to move your vehicle to allow for the parking lots to be completely plowed will result in a fine and/or towing of said vehicle.

Please read the guidelines on the back of this newsletter and let us know if you have any questions.

Thank you for your cooperation.

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

# The 2013-2014 Springbrook Winter Reference Guide

This Winter Reference Guide is also available on our website at [www.springbrookcondos.com](http://www.springbrookcondos.com) (under Policies).

## 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.

Failure to adhere to these guidelines can subject your vehicle to being towed.

If you have a question or concern, please call Ron Maglieri at 610.0165.