

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

August – September 2018

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

ANNUAL MEETING REMINDER:

Saturday, Sept 8th at 10:00am at the clubhouse. If you are unable to attend, please, provide us with a proxy so that we can meet the required quorum. If you need a proxy form or have any questions, call Ron Maglieri @ 610-0165.

DUMPSTER MANNERS:

The dumpster pads each hold 3 dumpsters and the one on the right is for recyclables only:

Glass

Paper

Cardboard (flattened please)

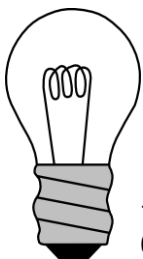
Plastic bottles & containers



No plastic bags

To keep raccoons out of the dumpsters, please be sure to keep the sliding doors closed. If you have the strength, toss your garbage bag toward the back of the dumpster. Otherwise, the bags pile up just inside the door and the dumpster appears full even though the back half may be empty.

LIGHTING:



If you notice a light out in a common area (light pole or mail house) or the light in your entryway out or flickering, call Ron 610-0165.

DOGS – DOGS – DOGS



Springbrook welcomes dogs and we have not limited the size or number permitted. In order to maintain this hospitality towards our four legged friends we need the cooperation of all dog owners. Most comply and walk their dogs in the designated areas and immediately remove the waste. Too many of you, whether because you are not aware of the rules or because you do not abide by them, have created problems for your neighbors and the Board. Complaints about dogs have increased significantly and we are prepared to impose the escalating fines for violations that our condo documents allow the board to impose. If you have a dog, or you are a landlord whose tenant has a dog, familiarize yourself with the rules and policy that apply. www.SpringbrookCondos.com The Documents link includes *Residency Rules & Regulations* and the Policy link includes *Dog Policy*.

INSURANCE REMINDER:

The Springbrook Condominium Association's master insurance policy contains a \$10,000 per occurrence deductible. It is our recommendation that you check with your individual insurance company to be sure that you have adequate coverage as you may be held responsible for damage within your unit. The Board is not in the position to give individual insurance advice, however, you will want to have, at a minimum, \$10,000 building coverage and \$25,000 loss assessment coverage on your unit-owner's policy to complement the master policy.

If your hot water heater is more than 10 years old you might consider replacing it. Our insurance broker estimates that the frequency of hot water tank claims could amount to as much as 24% of overall condominium claim frequency and more than 60% of water damage claims.

SPONGES & MICROWAVES:

Did you know that you can sterilize your kitchen sponge in your microwave? According to the *Journal of Environmental Health* (Dec '06) it works! **Wet the sponge**, wring it out and nuke it for 2 minutes in the microwave. The heat kills viruses & worrisome bacteria.

STORM / SCREEN DOORS:

If you are considering the purchase of a storm or screen door, contact Ron Maglieri before you shop. Dozens of your neighbors have had to replace storm doors that did not conform to the required model. Please check with Ron before proceeding with a purchase.



LANDLORDS:

Are you aware that the condo rules limit the number of vehicles to 2 per unit? Did you know that they specifically prohibit commercial vehicles, campers, etc.? Are you familiar with the rules regarding dogs? Is your tenant? Please keep the rules in mind when meeting with prospective tenants (and save yourself resulting fines). Please do not leave these issues for your tenants and their neighbors to resolve.

MAILING ADDRESSES:



Correspondence to the Board of Directors or Ron Maglieri should be addressed to:
2000 Springbrook Circle
Portsmouth NH 03801

Checks should be payable to Springbrook Condominiums and mailed to:

Murphy, Powers & Wilson CPAs
Attn: Carolyn Turbide
One Merrill Industrial Drive
Hampton NH 03842

PLEASE . . .

Do not leave household items, furniture, televisions, or air conditioners, etc. at the dumpster. It costs us money to have these items hauled away and, if we identify the unit, we will assess your account (or your landlord's) for the cost of removal. A phone call to one of the following may solve the disposal problem for you, save the condo association an unfair expense, and be a blessing to a needy family. To dispose of unwanted items, contact:

1. Operation Blessing
430-8561 (no furniture)
 2. The Salvation Army
(they pick up)
207 878-8555 x 208
 3. Good Will
430-2040
- For items not suitable for these agencies, contact
4. Portsmouth's
Dept Public Works
Peverly Hill Rd
427-1530.

During certain hours, they accept bulky waste from Portsmouth residents (proof of residency will be required).

MIRROR POND CONDOMINIUMS:

You almost lived there! A number of years ago we found the old stained original site plans for "Mirror Pond Condominiums". We are not sure why the name was changed to Springbrook but if you take a walk on the trail around the pond you will understand why it was once called Mirror Pond Condominiums.



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Springbrook is situated on 84.6 acres less than half of which is developed. Behind the pond there are 32.7 acres of designated conservation area which includes a portion of Berrys Brook watershed. The back of our property abuts property on Wallis Road in Rye. Treat yourself to a walk around the pond. Start between buildings 5 and 6. Find the start of the path near #5 and enjoy!

In this mostly undisturbed environment you will notice some human contribution. A foot bridge was built by a former resident with materials donated by yet another resident and bat houses were installed by the then Grounds Committee.

There are 3300 feet of pond bank (that's almost 2/3 of a mile!). Most of it is undisturbed and a natural habitat for wildlife including beaver. We brush cut the bank area that abuts the parking lot between buildings 5 & 6 (about 10% of the bank).

TENNIS COURTS: The tennis courts are only for playing tennis. Animals are not allowed on the courts at any time. Bicycles are obviously prohibited as well.