

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

September/October 2019

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

SCARECROWS:



You may recognize these “pumpkin people” scarecrows who seem to spring up around Portsmouth every October.

They are the happy result of a loyal band of volunteers (led by Laurie Mantegari) who reconstruct limbs, dress them, and then install them across the city. You can help if you have old black T-shirts or pants (with no logos or patterns) that you would like to donate to this effort. You may bring your clean, solid black, T-shirts or pants to 302 Springbrook. The pumpkin people scarecrows will thank you.

Unitil’s Gas Leak Hotline

866 900-4115

Smell gas? Call this hotline!

AIR CONDITIONERS:

If you have not already done so, please remove your window air conditioners.

FURNACE MAINTENANCE:

It is always disconcerting to see the Portsmouth Fire Dept descend on Springbrook. One way to avoid such occurrences is to ensure that everyone is properly maintaining their furnaces. If you have not had your furnace serviced this year, now is the time – before winter comes and the heat is running regularly. Consider phoning Unitil at 866 933-3820 or your heating contractor to schedule a service call. Air circulation and make-up air is important for a clean burning furnace (that’s why we have louvred doors on the utility closet). Resist the temptation to store items on the floor of the utility closet or block the louvred doors.

A RESTAURANT CITY:

We live in a city of 21,796 residents and have 30,615 restaurant seats! Restaurant Week, November 7th thru 16th is an opportunity to try a new restaurant or enjoy a prix fixe meal at one of your favorites. Lunch: \$16.95; dinner \$29.95. Check for a list of participating restaurants (there are many!) as well as their prix fixe menus at www.goPortsmouth.com

LIGHTING:

We need your help. If you notice a light out (or flickering) at the mail-house, on a pole, or at your unit entry area, please let us know. You can phone Ron Maglieri at 610-0165 and leave a message or drop a note in the “2000” mailbox (the black, wall mounted mailbox at the back and inside the mail-house). Don’t forget to identify the location of the fixture! Thanks.

“FALL BACK”: On Sunday, November 3rd at 2:00am we will turn our clocks back one hour to Eastern Standard Time. Consider the changing of your clock as a reminder to check your smoke alarm. Consider replacing it if it is more than ten years old.

THESE SIGNS ARE COMING



HOPING THESE WILL HELP:

There are lots of examples of responsible dog owners at Springbrook. We see you walking your dog (sometimes dogs) in the rain; we see you pick up after them. What we don't see enough of is dogs being walked where they are supposed to be walked. We assume that new residents aren't familiar with the dog walking rules and, in an effort to address that in a neighborly way, you will soon see these signs in the designated "pet areas". Your pet may *only* relieve itself in these designated areas. It is your responsibility to ensure that you get to these areas before your pet relieves itself. It is not fair to the non-pet owners at Springbrook to have blotches of bleached grass in front of their units where dogs have been allowed to urinate or to caution a child to watch where they are walking. We look forward to your renewed compliance. Questions? Phone Ron at 610-0165.

P.S. You can find a list of Portsmouth's off-leash parks on our website. Go to "Newsletters" and scroll down to July / August 2019 issue where they are listed.

SNOW BIRDS: If you are preparing to head south for the winter months, please arrange to leave a key with a friend, family member, or neighbor who can check your unit in your absence. Be sure to advise Ron Maglieri (610-0165) of the person with whom you have left a key as well as your winter address and contact information. Safe travels; we'll see you in the Spring!

ONE MILLION BOTTLES of water are sold *per minute* in the United States!

Source: *Bill Weir, CNN's Climate Correspondent, 9-4-19*



RUNNING WATER: In a single hour a broken washing machine hose can pump 600 gallons of water into your home. Consider the damage that this would do before you leave home while your clothes washer or dishwasher is operating. Inspect the hoses that connect to your washing machine, dishwasher, and ice maker. If you find rubber hoses, consider replacing them with more durable braided metal versions which typically cost \$10 to \$20. If you do it yourself, remember to shut off the water and unplug the appliance first. Now is the time to locate the main water supply valve in your unit so you won't have to search for it in an emergency. (Note: Though we assume that all main shut off valves at Springbrook are in the utility closet, they are not all in the location nor do they all look alike.)

Source :*Portsmouth Herald 8-14-19*
Liz Weston, NerdWallet.com



RENTERS INSURANCE: Only 41% of renters have insurance. If you are among the remaining 59% read on. A landlord's policy insures only the rental unit itself. In order to protect your personal belongings, and for personal liability, you need your own policy. One insurance provider notes "*Renters often underestimate the value of their possessions. From technology to furniture to clothing, your possessions could easily add up to \$25,000 and more.*" Policies cost as little as \$150 to \$200 per year.
Source: *Consumer Reports, August 2017*



SATURDAY NIGHT LIVE: It debuted in 1975 and, 44 years later, Saturday Night Live is still going strong. After their recent wins at the 2019 Emmys they hold the record of the most nominations (270) and the most wins (72).

Source: *Parade 9-22-19 & Wikipedia*

Condo fee checks should be payable to **Springbrook Condominiums** and mailed to:

Deedee Stillman
Murphy, Powers & Wilson CPAs
One Merrill Industrial Drive
Hampton NH 03842