

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

January / February 2020

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

DON'T BE A CHARLIE:

Joe moved his car before the plow arrived. Charlie was busy and never got around to moving his car before the plow driver had cleared his lot and moved on. For the next 2 weeks of continued cold weather, the area where Charlie's car had been parked while the lot was plowed, is lumpy with tire ruts and foot prints in frozen snow. Is this treacherous situation a problem for Charlie? No – he finally moved his car. He now parks in the area clean of snow and tire ruts. He parks where Joe had been! **Be a good neighbor – don't be a Charlie.**

PLEASE!

Move your car when you're supposed to (see "**When it Snows**" on reverse side).

SIDEWALK REPAIRS: We heard you! The specifications have been written, vendors have been invited to bid, and the Board of Directors looks forward to awarding a contract this Spring for the repair and or replacement of multiple sidewalks at Springbrook.

FROZEN PIPES: We all know that water freezes at 32 degrees and assume that since our living quarters never get anywhere near that cold, we have nothing to worry about. Unfortunately, that is not true – we do need to worry and take precautions when the temperature drops into single digits. The pipes in your unit run through walls that may not be as well insulated as they should have been, or across the attic where insulation coverage can vary.



When the temperature drops into single digits, allow water to trickle from faucets and showers; open cabinet doors below kitchen and bathroom sinks (and overhead kitchen cabinet doors in 2nd floor units) to allow the room's heated air into the cabinet.

Frozen pipes can burst and when the water thaws it can run in the wall, attic, and/or inside living space and can cause *tremendous* damage.



GERMS CAN FLY! According to the Centers for Disease Control and Prevention, the average uncovered sneeze sends droplets about six feet. These particles expelled in a sneeze or cough can carry germs for an array of infectious diseases – colds, the flu, chicken pox, measles and more. If you're caught without a tissue, health experts suggest using the crook of your elbow. That will keep the germs from becoming airborne and will keep your hands from getting germ. If you sneeze or cough into your hands, wash them immediately with soap and warm water. Rinsing with water alone won't kill germs.

(Source: Portsmouth Herald 11-24-19)

Note

The \$295 condo fee checks received at Murphy Powers & Wilson, CPAs, are processed and deposited weekly so it can take up to 7 to 10 days for it to clear your bank.

**Condo fee checks should be payable to: Springbrook Condominiums
and mailed to: Murphy, Powers & Wilson, CPAs, One Merrill Industrial Drive, Hampton, NH 03842
Attention: Deedee Stillman**

The 2019–2020 Springbrook Winter Weather Guide

How well the snow removal process works at Springbrook this winter is largely up to us. Given that we all live in such close proximity, it is very important that residents demonstrate respect for their neighbors by knowing the rules and adhering to them. In that spirit, we ask that everyone read this **Snow Removal Process** and keep it handy for future reference.

Any questions? Call Property Manager Ron Maglieri at 603.610.0165

When it Snows

1. Please leave cars in the parking lots during the storm **until the snow has stopped coming down.**
2. Once the snow has completely stopped ***and*** the road has been plowed to its full width, please move your car as soon as possible to the clubhouse parking lot or the right side of the exit road, **so that all parking spots in the lots can be plowed at once.**
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.

Other Winter Notes

- A. Make sure your freeze alarm is installed and operational.
- B. Residency Rules require that we keep our unit's temperature no lower than 65 degrees Fahrenheit during the winter (Residency Rules & Regulations, No. 12).
- C. Do not disturb the snowplow stakes; they provide guidance for snowplow operators.
- D. Please use the five-gallon buckets of de-icer at your doorways to alleviate any icy or slippery conditions before venturing out onto your walkway. If the pail needs to be refilled, please contact Ron Maglieri at 603.610.0165.