

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

December 2023 / January 2024

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

2024 IS COMING! As you know, Springbrook's monthly condo fee will increase on January 1, 2024 to \$360. If your monthly payments are set to come automatically from your bank, please update the amount due each month.

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. If you are leaving a vehicle here it must be parked in the overflow lot so as not to obstruct snow removal efforts. 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 and we'll see you in the Spring!

CANDLELIGHT:

The National Fire Protection Association encourages us to switch to battery operated candles. December is the peak month for candle fires. On average, between 2015-2019, 20 home fires from candles were reported per day.

(Source: National Fire Protection Association website)

IT GETS DARKER EARLIER

now and we need your help to ensure that our outside lighting is operational all the time. 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 of the mailhouse). Don't forget to identify the location of the light fixture. Thank you.

Unit's Gas Leak Hotline

866 900-4115

**Smell gas? Call this
hotline!**



CHRISTMAS TREES:

When you take down your Christmas tree, please deposit it at the basketball hoop in the overflow lot by the pool. Do not leave it at the dumpsters. Thank you.

SNOW!

Nothing at Springbrook generates more complaints, more unhappy neighbors, than snow removal issues.

If everyone did their part, you could reasonably expect that if a snowstorm occurs at night the entrance road and the overflow lot by the clubhouse will be plowed by about 6:00am. Parking lots that are empty (where everyone moved their cars) will be plowed by noon. Plow drivers **do not** keep coming back to Springbrook waiting for lots to be empty.

When a snowstorm occurs during the day, plowing will begin when 2" of snow has fallen. When the storm ends, the plows will return to completely open all parking lots (from which cars have been moved) and roadways.

We live in northern New England. Ice and snow are inevitably part of our lives. How disruptive it is to our lives depends, in part, on our neighbors. If everyone would do their part and follow the steps outlined on the reverse side, disruption to our lives would be lessened.

**Condo fee checks in the amount of \$360 should be payable to: Springbrook Condominiums and mailed to: Murphy, Powers & Wilson, CPAs, One Merrill Industrial Drive, Hampton, NH 03842
Attention: Carolyn**

The 2023–2024 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. 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. Residency Rules require that we keep our unit's temperature **no lower than 65 degrees** Fahrenheit during the winter (Residency Rules & Regulations, No. 12).
- B. Do not disturb the snowplow stakes; they provide guidance for snowplow operators.
- C. 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.