

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

October / November 2020

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com



U-Haul U-Box is a popular new option when moving. The policy at Springbrook is that a U-Box or its equivalent may be on the property for a maximum of 48 hours. Plan accordingly.

AIR CONDITIONERS: If you have not yet removed your air conditioners please do so now.

NEW SIDEWALKS! For those of you who have long struggled with broken and severely cracked sidewalks outside your doors, we hope you are enjoying the new ones!

NOTE: If your dog relieves itself before you reach one of these signs, you need a better plan.



STOP! Don't Do It.

If you're thinking about a new storm door or replacement windows, don't do it until you speak with Ron Maglieri. Our bylaws prohibit us from making any changes to the exterior appearance of the buildings. Accordingly, there is one approved Harvey storm door and two approved replacement windows, a Harvey model and an Andersen model. Check with Ron for details.

YOUR BOARD of TRUSTEES

At last month's annual meeting two new members joined the board.

Dave Wajda – President
Dean Savramis – Vice Pres
Treasurer – James Matthews
Secretary – Robert Barmore
Trustee – Tommy Puiia
Trustee - Sabine DeShazo

“FALL BACK”: On Sunday, November 1st 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.

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!

Unitil's Gas Leak Hotline

866 900 - 4115

Smell gas? Call this hotline!



LIGHTING: If you notice a light pole out or if the light in your entry way is flickering, please let Ron know. You can leave a message at 610-0165 or drop a note in the “2000” mailbox inside at the back of the mail house.

**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**

SNOW REMOVAL: The 2021 snow removal contract has been awarded and the vendor will be placing wooden stakes to guide the soon-to-be plow drivers. Please do not disturb them. They will also provide 5-gallon buckets of ice melt at each entryway. Please use the mix to alleviate any icy or slippery conditions before venturing out onto your walkway. More about snow removal and our responsibility to move vehicles in the next newsletter but, according to past plow drivers, Springbrook residents have lots of room for improvement in moving our vehicles in a timely fashion.

DRYER FIRES:



Firefighters in the US respond to 14,000 home fires caused by clothes dryers every year. They result in \$233 million in property damage.

According to Richard Handel, test engineer for dryer testing at Consumer Reports, Twenty seven percent (27%) of home dryer fires are caused “*mainly by an accumulation of lint which is why cleaning your dryer regularly is crucial. To prevent fires, clean the dryer’s lint screen after every load.*” He also suggests cleaning underneath the dryer where lint tends to build up. At Springbrook it is difficult to access the back of the dryer where the duct connects to the dryer. If it is accessible, that is another area to clean periodically.

(Source: Consumer Reports October 2020)

DRYER VENT SPECS: In an effort to provide a way to improve the venting of dryers at Springbrook, in 2001 the then board had the engineering firm of Noblin & Associates write specifications for an improved dryer venting system for both 1st floor units and 2nd floor units. The specs were approved by Unutil (then Northern Utilities) and the City of Portsmouth’s Plumbing/Mechanical Inspector. If you have an interest in making this improvement in your unit, you can find the specifications and other details on our website: www.springbrookcondos.com Documents> Forms & Specs> Vent Installation Specification. Call Ron for further information

PORTSMOUTH ORDINANCE Article XI, Section 3.1101-02

Effective: July 13, 2020
Terminates: January 4, 2021



Portsmouth Ordinance: “All persons are hereby required to wear face coverings whenever they are in indoor or outdoor places which are accessible to the public, in which a physical distancing of six feet between people who are not members of the same household is not maintained. A required face covering pursuant to this ordinance shall be any product that covers the nose and mouth of the person wearing it.” (Source: City of Portsmouth website)

FLUSH ONCE or TWICE?

Low-flow toilets were first introduced in 1994 and are now required by federal law in all new toilet installations. According to Massachusetts Water Resources Authority (MWRA) simply replacing a 3.5 gallon toilet (the standard in 1986 when Springbrook was built) with a low-flush 1.6 gallon model can result in a 54% reduction in toilet water use. Not all consumers who made the switch were satisfied with the function of the low-flow toilet. Manufacturers maintain that improvements have been made and the low-flow toilets since 1997 are much improved.

Springbrook has had its share of drain line clogs some of which may be attributed to a low-flow toilet. It may be prudent to flush twice for solid waste thereby assuring that the amount of water is sufficient to move the waste through the drain line. A local architect recommends that if you are considering replacing an older toilet that you research toilets that reduce clogging rather than avoiding low flow toilets.

(Source: MWRA; water-saver.org)



\$10,000 is the deductible in the Springbrook Association’s master insurance policy. Please check with your insurance agent to be sure that you have adequate coverage as you may be responsible for damage within your unit up to \$10,000.

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