

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

April / May / June 2020

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

## A SPECIAL MEETING:



Walkway repairs have been on the drawing board for a while and, in spite of our best efforts in 2019, we had no success in getting a vendor to bid on the work. Our 2020 efforts have borne fruit and we now have a bid from Ricci Construction (1 of the 6 vendors we contacted) to do the work and we are anxious to see it begin. We need your help to make that happen.

You will soon receive a mailing about a **Special Meeting** being held on **June 20, 2020** at 10:00am in the clubhouse. The reason for the meeting is that NH statute requires that once a condo budget has been ratified by the owners the board is limited in deviating from it and an amended budget must be presented and ratified. At the annual meeting in September 2019 you ratified the 2020 budget in which we

had estimated \$40,000 for the walkway repairs. The Ricci bid for the repairs is \$74,877 and we will be asking you to ratify an **amended** 2020 budget which increased the line item for Walkway Repairs to \$80,000. So please, when you receive the mailing about the Special Meeting, if you are unable to attend, return your proxy (you can name the presiding officer or a specific designee) so that we will meet our quorum and, hopefully, get the amended 2020 budget ratified and the walkway repair work finally underway! Thank you!

## A COMMUNITY GARDEN:



From time to time a resident of Springbrook who may have grown tomatoes or cucumbers in the garden behind the clubhouse, moves on and the garden becomes unsightly and overgrown. Then someone new moves in, discovers the garden and picks up a hoe. The garden was created by residents and is there for any one who wishes to garden. Contact Hillary at 620-1006

## TO OPEN THE POOL OR NOT TO OPEN THE POOL ?



That was the question the board of directors grappled with. Consideration was given to the suggestions of residents who offered assistance, to actions being taken by the city and state authorities, as well as the advice of our attorney. To keep people safe the board considered ways to limit the number of people who could be in the pool area at one time (limit the number of chairs?), how to maintain a safe and appropriate level of cleanliness in the bathrooms (increase frequency of cleaning service? solicit volunteers to oversee?), and how to monitor and enforce any such changes. Ultimately, the board of directors unanimously agreed that the pool will remain closed until further notice. We will revisit the matter periodically.

**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**

### **SANITARY SEWER LINE:**

Maybe because many of us are now home much more than we used to be, maybe it's because many of us have sought alternatives to toilet tissue, whatever the reason, it is causing problems that we need your help to solve. Please do not flush tissues, paper towels, disposable diapers, sanitary napkins, tampons, dental floss, condoms, q-tips, cotton balls or wet wipes. The packaging on wet wipes claim they are flushable but that has been disputed. A NYC official said the city has spent more than \$18 million in the past five years on wipe-related equipment problems. A Sanitary System Board member agreed that wipes may be flushable but noted "A golf ball is flushable, but it's not a good idea." Our local RooterMan who was on site recently due to a sewer backup into 2 units echoes that sentiment. Please review the enclosed *Sanitary Sewer Line Policy* and be sure you are doing your part.

### **HOMEOWNER & TENANT INSURANCE:**

Sometimes condo owners and tenants believe they don't need insurance because the condo association has insurance or, their landlord has insurance. It is true that the condo association has a master policy and it may be true that your landlord has insurance but, in either case, . . . you need your own insurance. The association's master policy has a \$10,000 per occurrence deductible and your landlord's policy likely doesn't cover your furnishings and belongings.

Sadly, we too often hear a Springbrook resident acknowledge that they recall reading about the need for a homeowner or tenant policy in these newsletters but didn't act on it before the need arose. We urge you to contact your insurance provider and inquire about a homeowner or tenant policy. They may cost as little as \$200-\$250 per year.

**BIRDFEEDERS:** Some years ago, following occurrences of rodents entering some of the buildings at Springbrook, the then Board consulted with Granite State Chemical, a local pest control company. The primary cause of the problem turned out to be birdfeeders near the buildings. More specifically, the bird seed would collect on the ground and attract insects and rodents. Once adjacent to the building, they can infiltrate the dwelling – and they did.



As a result, while ***the use of bird feeders is discouraged***, there is a policy regarding their use.

#### **Bird Feeder Policy:**

- A unit is limited to one bird feeder
- Must be placed a minimum of 35 feet from any structure

- Whenever possible, place towards the wooded areas
- Do not place near walkways or parking areas
- Suspended feeders must be a minimum of 3 feet above the ground
- Birdseed must be in a feeder (not loose).

If you still wish to put up a bird feeder, you will be expected to faithfully abide by the rules above.



### **MASK USAGE**

may be voluntary but it is essential according to Rich DiPentina a Portsmouth resident and an epidemiologist. According to a recent survey in Rockingham County, of the 415 retail outlet customers observed, 59.6% were wearing a mask. Mr. DePentina said " . . . if this is representative of mask usage, it is well below the voluntary compliance needed to prevent ongoing community transmission. This voluntary recommendation would be like having school immunizations voluntary, it will not get the job done."

*Rich DiPentina spent more than 30 years as a public health official and epidemiologist, including service as deputy public health director in Manchester and chief of communicable disease epidemiology at the New Hampshire Division of Public Health. His column on coronavirus will appear weekly in Seacoast Health during the coronavirus public health crisis. Source: Portsmouth Herald 5-3-20*

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