

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

August / September 2021

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com



DOGS & MUSHROOMS: Not a good mix. July's record rainfall has resulted in a large crop! Local veterinarians caution that, if eaten, some mushrooms can cause serious neurological problems in pets.

POOL: Sadly, we have experienced vandalism this summer at the pool and in the clubhouse. If you are the last to leave the pool, please be sure that the doors between the pool and the clubhouse are locked. The outside door near the bathrooms should always be locked. Sorry, no visitors at the pool this COVID season.

URGENT REMINDER:

Effective August 2021 (now!) Springbrook Condominiums Master Insurance Policy's deductible has been increased to \$25,000. This means that if your unit sustains damage, the first \$25,000 will be your responsibility. **Please**, contact your Homeowners Policy agent and ensure that you have sufficient coverage.

AAA SHRED-A-THON:

Mark your calendar! On Friday, September 24th from 9am to 12N the Portsmouth branch of AAA will hold a shred-a-thon. Bring up to 5 banker boxes or 5 paper grocery bags filled with mail and personal papers that may contain birth dates, account numbers, etc., to AAA at 599 Lafayette Rd., (Bowl-A-Rama plaza) Portsmouth for on-site shredding. No, you don't even have to be a AAA member!

HELP FOR ROBOCALLS:

So far in 2021 scammers have made 22 billion calls nationwide. That's roughly 67 calls to every man, woman, and child in America. Some basic rules from the experts:

1. Don't answer. Ever.
2. Filter calls using your phone's tools
3. Use your carrier's call-blocking tools
4. Use a third-party, dedicated scam-stopping app

For iOS: Go to Settings > Phone and turn on the Silence Unknown Callers.

For Android: Tap the phone icon > then the 3 dots in the top right of the screen > Settings > scroll down to "Caller ID & Spam" > enable "Filter spam calls."

(Source: Seacoast Sunday June 27, 2021)

ANNUAL MEETING

will be held on **Saturday, September 11, 2021 at 10:00am** at the clubhouse. The board will soon be mailing you details on the meeting including the 2022 budget and a proxy form. **Please** if you do not plan to attend the meeting complete the proxy form and return it in the envelope that will be provided. If you then decide to attend, you can retrieve your proxy at the meeting and cast your own vote. *See page 2 for information about the Board of Directors.*

Over 18 Years of Age?

Senior citizens are likely to have an Advance Directive, known in NH as Durable Power of Attorney for Health Care. If you are unmarried and over the age of 18 your parents are no longer your legal guardian. In the event of a situation where you are unable to make health care decisions, and in the absence of an Advance Directive, your parent will not necessarily be able to act on your behalf. State law dictates a system whereby a designated person is appointed until a guardian is named. Speak with your doctor. [Free New Hampshire Medical Power of Attorney Form - PDF - eForms](#)

**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**

REMINDERS: In case you didn't know or have forgotten:

1. All personal belongings (except grills) must be stored inside your unit or in your shed (bicycles, chairs, coolers, etc.).
2. No car washing or repairs on Springbrook grounds.
3. There is no cleaning service for our entryways. It is generally you and your neighbors who keep them tidy.

HEATING SYSTEMS:

Summer is a good time to have your heating system inspected. Consider contacting your heating contractor or Unitil to schedule a service call. Air circulation and make-up air is important for a clean burning furnace (that's why we have louvered doors on the utility closet). Resist the temptation to store items on the floor of the utility closet or block the louvered doors.



LIGHTS:

If you notice a light out in a common area (a light pole, at the mail house, or in your entry way) please call Ron Maglieri at 610-065 or leave him a message.

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