

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

**December 2021 / January 2022**

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

[www.springbrookcondos.com](http://www.springbrookcondos.com)

## **CHRISTMAS DECORATIONS:**

Please be reminded that you may not put screws or nails on the exterior of our buildings. (There are magnetic hooks that work well on the glass of storm doors.)



## **CHRISTMAS TREES:**

When you take your tree down, please deposit it under the basketball hoop in the overflow parking lot by the clubhouse (not at the dumpsters). The trees will be picked up in mid-January.

## **Smell Gas?**

Call Unitil's Gas Leak Hotline

**866 900 4115**

*Merry Christmas*

*Happy New Year*

**REMINDER:** Effective Jan 1<sup>st</sup> Springbrook's monthly condo fee will be \$315. The 2022 budget was developed by the Board of Directors, mailed to all unit owners with the Annual Meeting notice, and ratified at that meeting on September 11.

## **YEAR-END STATEMENT:**

You will soon receive a year end statement from Murphy, Powers & Wilson, Certified Public Accountants, of your Springbrook account. We encourage you to review it and if you have any questions, phone Ron Maglieri at 610-0165.

## **SNOW IS COMING!**

The plow stakes and sand buckets will soon appear at Springbrook.



Once the snow blankets the ground, the plow driver will depend on these stakes to indicate where pavement ends. Help us please to keep these stakes in place.

*(Parents please reinforce this with your children.)*

**SADLY,** we have been experiencing acts of vandalism at Springbrook: at the pool, in the clubhouse, mail house, and even a false bomb threat that



brought the postmaster and the police to investigate. Please, if you see suspicious or inappropriate behavior, call the police (427-1500) or Ron Maglieri (610-0165)

*"I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him".*



**Abraham Lincoln**

## **OUTDOOR ICE SKATING**

is now open at

Strawberry Banke



For more Information see <https://www.strawberrybanke.org/skate/schedule.cfm>

**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**

### **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 the cabinet doors below kitchen and bathroom sinks (and overhead kitchen cabinet doors in 2<sup>nd</sup> floor units) to allow the room's heated air into the cabinet.

### **CANDLE LIGHT:**

The National Fire Protection Association says that December is the peak month for candle fires - almost 13,000 annually! (On average, 21 home fires from candles were reported per day)



Most of these fires occur when burning candles are left unattended. They remind us to keep candles away from flammable and combustible materials and decorations & ***never, ever leave burning candles unattended.***

### **THERMOSTAT SETTINGS:**

Never keep your thermostat lower than 65 degrees during the winter (as required in the Springbrook Residency Rules & Regulations, No. 12.).

### **DON'T BE A CHARLIE:**

Joe moved his car as soon as the plows had cleared the entrance road. 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.***

### **SAVE THE PINK:**

Please read the enclosed pink sheet and save it! When it snows – follow the 5 steps in the “*When it Snows*” section. The plow drivers, your neighbors, and Ron Maglieri will all appreciate your cooperation with this effort. ***Thank you!***

### **WHAT MORE CAN WE DO?**

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 attached pink sheet, disruption to our lives would be lessened.

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# The 2022–2023 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. 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.