

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

October / November 2023

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

SCARECROWS



You may recognize these “pumpkin people” scarecrows who seem to spring up around Portsmouth every October.

They are the happy result of a loyal band of volunteers (led by Laurie Mantegari) who reconstruct limbs, dress them, and then install them across the city.

Donations of old black T-shirts or pants (with no logo or pattern) are already being accepted for next year’s pumpkin people scarecrows. You may bring your clean, solid black, T-shirts or pants to unit #302. The pumpkin people scarecrows will thank you.

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!

BIRD FEEDERS:



Though the use of birdfeeders at Springbrook is discouraged* their use is permitted under certain circumstances. If you have a birdfeeder please read the [Policy Regarding Bird Feeders](#) which is posted at www.SpringbrookCondos.com go to Documents tab then Policies.

****It is imperative during winter months when rodents are looking for food and access into buildings, that these rules are carefully followed.***

CHANGE OF SEASONS: It’s time to remove your window air conditioning units (not later than November 5th please) and



start thinking about the coming snow! More information about snow and its removal at SBC in next newsletter.

Smell Gas?

Unitil’s Gas Leak Hotline

866 900 4115



“FALL BACK”:

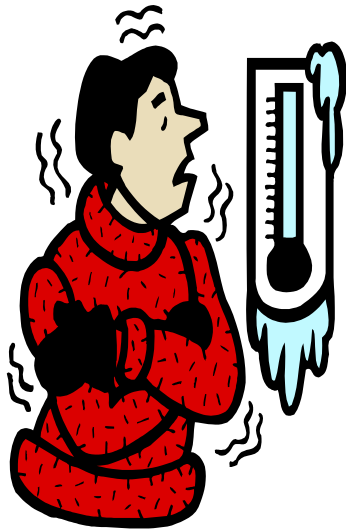
On Sunday, Nov. 5th at 2:00am we will turn our clocks back one hour to Eastern Standard Time.

Condo fee checks for \$355. should be payable to: Springbrook Condominiums and mailed to: Murphy, Powers & Wilson, CPAs, One Merrill Industrial Drive, Hampton, NH 03842 Attention: Carolyn

FROZEN PIPES:

Frozen pipes can create devastating damage and a lot of grief to residents who suffer from the havoc they can create. When water freezes in a pipe, it cracks the pipe. When the water thaws, that broken pipe pours water into the walls, floors, and wicks into cabinetry and furniture.

Our condo docs require us all to keep our thermostats at 65 degrees (or above) during cold weather months. In bitterly cold weather, 65 degrees in your unit may be only 35 degrees in the wall or attic. Over the years there have been a number of frozen pipe events so we *know* that sometimes the temperature in walls and attics has dropped below 32 degrees.



SINGLE DIGIT TIPS:

When the temperature drops into single digits, allow water to trickle from faucets; open cabinet doors below kitchen and bathroom sinks (and overhead kitchen cabinets in 2nd floor units) to allow the room's heated air into the cabinet.

LIGHTING:



It will soon be dark earlier and our outdoor lighting will be more essential. If you notice a light out in a common area (light pole or mail house) or the light in your entryway out or flickering, call Ron 610-0165.

REMINDER:

Garbage disposals are prohibited at Springbrook.

OVER 18 YEARS OLD?

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](#)

\$\$\$ REMINDER: As you know, effective January 1, 2024, the monthly condo fee will be \$360. If your monthly payments are set up to come automatically from your bank, this is a reminder to update the amount due each month effective January 1st..

SWALES & SHRUBS:

Finally! After several years of delays due to weather, labor shortages, illness, etc., the long-planned drainage swales have been installed. It is our hope and expectation that these swales will allow the "water retentive" areas to have sufficiently improved drainage to allow the new plantings being installed now to survive and thrive! These new replacement shrubs and trees were chosen by Seacoast Plant Specialists and selected for their hardiness and "water tolerance". This is an ideal time of year for plants to go in the ground, get established and flourish in the Spring! For those of you who waited a long time for this, we hope you enjoy the results.

PORTSMOUTH ELECTION:

Tuesday, November 7th is the day we elect the 9 members of the City Council, School Board members as well as Fire and Police Commissioners. One ballot question: *Shall we allow the operation of KENO games within the City of Portsmouth?* You can read about the candidates in the Portsmouth Herald at:

www.seacoastonline.com

Springbrook is located in Ward 4 and we vote at Dondero School, 32 Van Buren Avenue (from Lafayette Road, take McKinley Road). Poll hours are 8am – 7pm.

For more information or sample ballot, see the city's website, select City Clerk's Office then Voting Information or call 603 610-7245.

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