

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

August 2017

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

INSURANCE REMINDER:

The Springbrook Condominium Association's master insurance policy contains a \$10,000 per occurrence deductible. It is our recommendation that you check with your individual insurance company to be sure that you have adequate coverage as you may be held responsible for damage within your unit. The Board is not in the position to give individual insurance advice, however, you will want to have, at a minimum, \$25,000 building coverage and \$25,000 loss assessment coverage on your unit-owner's policy to complement the master policy. Such policies frequently cost less than \$200 per year.

MOTORCYCLES: If you have one, enjoy it safely and please enter and exit Springbrook as quietly as possible. And always use a kick stand pad.



OUTDOOR GRILLS:

Remember that your grill must be kept on the cement pad at the door of your storage unit at all times.

LANDSCAPING PROJECT:



Of the 1100 plants installed during the 2016 landscaping project, most survived the winter and only 100 needed to be replaced. Replacement was covered under warranty.

COMMON AREAS: Please be reminded that common areas must be kept clear of all personal belongings. Storing of coolers, balls, bicycles, etc., must be inside your unit or inside your storage shed.

REMINDER TO LANDLORDS

Please provide your tenants with a copy of the Rules & Regulations governing life at Springbrook Condominiums.

When meeting w/ prospective tenants be sure they know that vehicles are limited to 2 and that campers and commercial vehicles (as defined by the board), are prohibited. During the term of the lease it is the tenant who is entitled to use Springbrook's amenities (pool, tennis courts, etc.), not the unit owner.

PARKING: If you do not have an SBC parking sticker on your vehicle, please drop a copy of your registration in the "2000 box" inside the mail house and a sticker will be delivered to your unit door. (Be sure to include your unit number if the address on your registration is other than Springbrook.) Visitors, or a 3rd vehicle, must park in an overflow lot (at the pool or on the wooded side of bldg. 5). Questions? Call Ron Maglieri at 610-0165

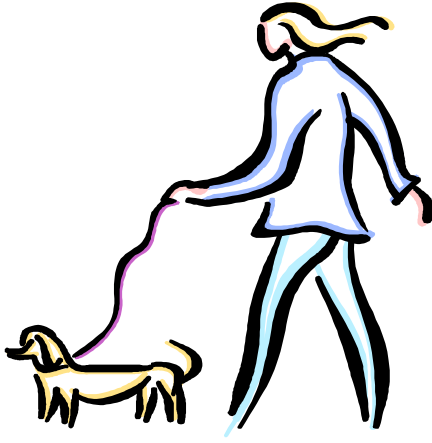
STORM / SCREEN DOORS:

Please don't purchase a storm/screen door without first contacting Ron Maglieri or the Board (you can drop a note to the Board into the 2000 mailbox). Dozens of your neighbors have had to replace storm doors that did not conform to the required model.

Likewise, windows and screen replacements must also conform to a long standing written policy available from Ron.

LIGHTING: If you notice a light out in a common area (lightpole, mail house, in your entry way) please let Ron Maglieri know, 610-0165





Dogs at Springbrook: It has recently been necessary to fine a number of dog owners who have not always complied with the rules and regulations about where to walk their dogs. The following is a portion of the rules regarding pets at Springbrook:

"When pets are taken outside to relieve themselves, they must be walked off the common grass and landscaped areas and away from the pond into the woods on the periphery of the property or other areas designated by the Board of Directors."

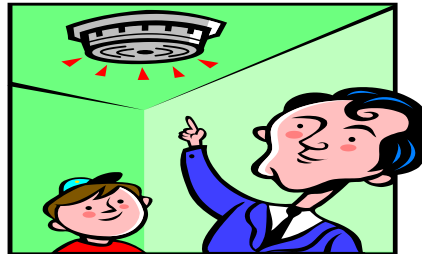
The only way to ensure that dogs continue to be welcomed at Springbrook is for dog owners to police themselves. Please help us by doing so.

STILL SMOKING? If you step outside to smoke, please don't leave the butts outside for someone else to pick up and *never, never, never* dispose of them in the mulch beds.



ANNUAL CHECK UP:

Summer is a good time to have your heating system inspected. Consider contacting your heating contractor 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.



CARBON MONOXIDE kills 500 Americans and puts an estimated 10,000 in hospital emergency rooms each year by displacing oxygen in the bloodstream. You can't see it, smell it, or taste it. Flu like symptoms that affect everyone in the household may be the first signs of a problem. Carbon Monoxide (CO) monitors detect this deadly gas before it reaches the danger level. *(Consumer Report recommends First Alert CO 615 @ \$30.)*

Unitil's Gas Leak Hotline
866 900-4115
Smell gas?
Call this hotline!

PLEASE!

Do not leave household items, furniture, televisions, or air conditioners, etc. at the dumpster. It costs us money to have these items hauled away and, if we identify the unit, we will assess your account (or your landlord's) for the cost of removal. A phone call to one of the following may solve the disposal problem for you, save the condo association an unfair expense, and be a blessing to a needy family. To dispose of unwanted items, contact:

1. Operation Blessing
430-8561 (no furniture)
2. The Salvation Army
(they pick up)
207 878-8555 x 208
3. Good Will
430-2040

For items not suitable for these agencies, contact

4. Portsmouth's
Dept Public Works
Peverly Hill Rd
427-1530.

During certain hours, they accept bulky waste from Portsmouth residents (proof of residency will be required).



MAILING ADDRESSES:

Correspondence to the Board of Directors or Ron Maglieri should be addressed to:

*2000 Springbrook Circle
Portsmouth NH 03801*

Checks should be payable to Springbrook Condominiums and mailed to:

*Murphy, Powers & Wilson CPAs
Attn: Carolyn Turbide
One Merrill Industrial Drive
Hampton NH 03842*