

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

November / December 2016

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, \$10,000 building coverage and \$25,000 loss assessment coverage on your unit-owner's policy to complement the master policy.

DUMPSTER MANNERS:

Please be sure that your trash bags are tied, or otherwise secured, and that you close the sliding doors of the dumpster. If you have the strength - toss your garbage bag towards the back of the dumpster. Otherwise, the bags pile up just inside the door and the dumpster appears full even though the back half of it is empty. And *please, please*, break down cardboard boxes and put them in the dumpster intended specifically for card board. (A couple of empty cardboard boxes take up a lot of room in the dumpster.)

Unitil's Gas Leak Hotline

866 900-4115

Smell gas? Call this hotline!

SNOW BIRDS:

If you are heading 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.



MAILING ADDRESSES:

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

*2000 Springbrook Circle
Portsmouth NH 03801*

You can drop this mail in the "2000" box which is on the wall inside (around the back) of the mail house.

Checks should be payable to Springbrook Condominiums and mailed to:

*Murphy, Powers & Wilson CPAs
One Merrill Industrial Drive
Hampton NH 03842*

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. Please help us to keep the stakes in place. The enclosed green sheet, *Winter Reference Guide*, will tell you all you need to know before the snow falls.

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 exterminating 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.

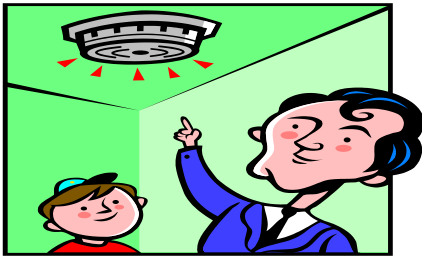
As a result, while the use of bird feeders is discouraged, there is a policy regarding their use. (over)

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).

ANNUAL CHECK UP:

If it's been more than a year since you had your heating system inspected, consider contacting your heating contractor or Unifit at 866 933-3820 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, or Kidde Nighthawk KN-COPP-3 @ \$45)

SMOKE DETECTORS:

Consider replacing your smoke detector if it is more than ten years old. (Consumer Reports recommends two: First Alert 3120B \$30 and Kidde PI 2010 \$30)



CANDLE LIGHT:

The National Fire Protection Association says that December is the peak month for candle fires - almost 13,000 annually! Most 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.

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.



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



BE A GOOD NEIGHBOR: Our parking lots abut buildings whose residents too often are disturbed by the beeping of auto remotes. Sometimes at unreasonable hours. Please lock and unlock your car silently. Your neighbors will thank you.