

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

**December 2020 / January 2021**

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

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

## **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. Thanks.



**THE PORTSMOUTH CITY COUNCIL** has extended the requirement that a mask be worn inside public places, and outdoors when social distancing of 6 feet between people who are not members of the same household cannot be maintained. The ordinance will remain in effect at least until early summer. The council will review it again at their June 30, 2021 meeting. (Source: Portsmouth Herald 12-23-20)

## **Unitil's Gas Leak Hotline**

**Smell gas?**

**Call this hotline!**

**866 900 4115**

**TENANT TALK:** Last Spring we discussed here the need for tenants to carry their own renter insurance. Since then AAA's Northern New England magazine reviewed the need and mentioned a few items we think warrant passing along for your consideration:

- a) Loss of use coverage
- b) Liability coverage
- c) Replacement cost endorsement

Consider this a reminder to investigate the purchase of a renter policy.

## **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.

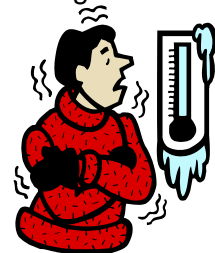
## **"KEEP THE PINK" PAGE**

(enclosed) for your reference when the snow falls again. If everyone does their part, the snow removal will be at its best and the inconvenience to you and your neighbors would be as good as it gets in a New England snowstorm where many vehicles are parked in open lots. Thank you for your cooperation.

## **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.



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 2<sup>nd</sup> floor units) to allow the room's heated air into the cabinet.

**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**

## **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](http://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.*

## **AN UNPLEASANT MATTER:**



While we hope we will not have to resort to this, the Springbrook Association has arrangements in place with Lafayette Towing to remove cars that are illegally parked on site. Residents are permitted 2 vehicles per unit, vehicles must be registered, have a current inspection sticker and be legally parked (not on grass, in the road, etc.). Cars towed by Lafayette Towing must be retrieved at their facility at 295 West St., Portsmouth, 436-7131. Cash or credit with ID is required to reclaim your vehicle (minimum \$163). A storage fee of \$65 is assessed after 24-hours and at 24 hour intervals thereafter. Any such illegally parked vehicles will be towed on Thursday, January 21, 2021.



**OFF-LEASH AREAS** where your dog can run! Portsmouth has a number of areas where you can let your (friendly) dog run as long as they are under voice control and supervised. <http://files.cityofportsmouth.com/maps/OffLeashArea.pdf>



**BOOK RECOMMENDATIONS** are now available through an innovative use of technology. [www.recommendmeabook.com](http://www.recommendmeabook.com) will give you an anonymous novel excerpt which you are asked to read. If you like it, click the button below the excerpt to reveal the title and author and a link to the amazon.com purchase page. (You might prefer to borrow the book from the Portsmouth Library.) If you don't particularly like what you've read, click "Next Book" button at the top of the site to load a new book option.

*(Source: Treasure Coast News 3-29-20)*

## **Goodbye 2020 !**

## **Welcome 2021 !**

## **NEW ENGLND PATRIOTS**

Did you know . .

The team was once called the Boston Patriots and then the Bay State Patriots. In 1971 the team moved to Foxboro and changed its name to the New England Patriots.

Boston Globe cartoonist, Phil Bissell was asked by a Globe editor to illustrate a potential Patriot's logo. He drew the Pat Patriot in 45 minutes.

Super Bowl XXXIX ring and Vladimir Putin: Putin acquired the ring during a meeting with a number of businessmen including Robert Kraft. At the time it was said to be a gift. However in 2013, as reported by the New York Post, Kraft gave a speech where he admitted the Putin had actually stolen the ring. "I took out the ring and showed it to (Putin), and he put it on. I put my hand out and he put it in his pocket, and three KGB guys got around him and walked out." The George W. Bush White House called Kraft to persuade him to not make an international incident out of the theft. *"It would really be in the best interest of US-Soviet relations if you meant to give the ring as a present."*

Tom Brady was 22 when Bob Kraft said to him "You're our 6<sup>th</sup> round draft choice" to which Brady responded "I'm the best decision this organization has ever made." In 2012 Brady said "It looks like he could be right."

*(Source: Huffington Post 12-6-17)*

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# The 2020–2021 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. Make sure your freeze alarm is installed and operational.
- B. Residency Rules require that we keep our unit's temperature no lower than 65 degrees Fahrenheit during the winter (Residency Rules & Regulations, No. 12).
- C. Do not disturb the snowplow stakes; they provide guidance for snowplow operators.
- D. 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.