

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

May /June 2019

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

ABOUT THE POOL:

Jim



By the time you read this, the pool will be open for the season. So, find your pool gate key (replacement keys are \$50), refresh your memory of the pool rules, and get ready to enjoy the season!

Pool hours are 8:00am to 9:00pm. Children under the age of 13 must be under adult supervision. Your visitors or guests may *only* use the pool if you are present.

The clubhouse will be cleaned and the restrooms restocked twice weekly. If you suspect that you are the last person at the pool that day please be sure the doors into the clubhouse are closed. The gate, of course, should *always* be closed.

STORM / SCREEN DOORS:

If you are considering the purchase of a storm or screen door, contact Ron Maglieri before you shop. Dozens of your neighbors have had to replace storm doors that did not conform to the required model. Please check with Ron before proceeding with a purchase.



LANDLORDS:

Are you aware that the condo rules limit the number of vehicles to 2 per unit? Did you know that they specifically prohibit commercial vehicles, campers, etc.? Are you familiar with the rules regarding dogs? Is your tenant? Is your realtor? Please keep the rules in mind when meeting with prospective tenants (and save yourself resulting fines). Do not leave these issues for your tenants and their neighbors to resolve.

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 pest control 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.

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).

If you still wish to put up a bird feeder, you will be expected to faithfully abide by the rules above.

NEED BLUE ENVELOPES?:

If you need a new supply of the convenient self-addressed envelopes to pay your monthly condo fees, leave a message for Ron at 610-0165 or drop a note in the black "2000" mailbox inside the mail house.

BASKETBALL HOOP:



It was about 30 years ago that a dad and his young son sought permission to install the basketball hoop near the clubhouse. They installed it and still use it today! A new backboard has been ordered and may have been installed by the time you read this. *Thanks Gene and Tim!*

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.

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. Please T-bone park in front of your vehicle. **Note:** Doing so does not reserve your parking space.



RECYCLING & DUMPSTERS

Recycling:

As many of you know, in December, 2018 Springbrook stopped recycling. China, the world's largest buyer of recyclables, has tightened standards for what it will buy. If a recycling dumpster was deemed to be "contaminated" it would not be picked up. Being contaminated could be simply the presence of a plastic bag. Though it was no longer feasible for Springbrook to recycle, you still can. You can bring your recyclables (remember no plastic bags!) to the Portsmouth Dept of Public Works, 680 Peaverly Hill Road between 7:30am and 3:30pm Monday thru Friday. Show up with an auto registration with a Portsmouth address or a utility bill, and you will receive a sticker for your vehicle. It is single strain recycling so you can mix paper, cardboard, plastic bottles, and glass. As for those plastic bags, you can recycle them at your grocery store.

Dumpster Manners:

Please be sure that your trash bags are tied, or otherwise secured. 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. A couple of empty cardboard boxes take up a lot of room in the dumpster. Be sure that you close the sliding doors on the dumpster so that raccoons (or less attractive wild life) is not attracted to the trash.

Source: Portsmouth Herald 7-7-18 and Waste Management

BICYCLES:

It may have been a longtime ago but we all remember the fun and independence that one experiences riding your first 2-wheel bicycle. We seem to have a fair number of young bicyclists at Springbrook this year. Those of us in cars need to be alert to one of those bicyclists flying through your parking lot as you are backing out of your parking space.



REMINDER: Garbage disposals are prohibited at Springbrook.

SUMMER CHECK UP: The summer months are a good time to have your heating system serviced. If it's been more than a year since you had your heating system inspected, consider contacting your heating contractor or Unitil at 866 933-3820 to schedule a service call.

CLUBHOUSE LIBRARY:



Springbrook resident Vicki Landry has volunteered to re-establish the seasonal clubhouse library. Over the years Vicki has donated dozens of current and recent best sellers. You are welcome to borrow, swap, or donate. Thanks Vicki ☺.

CORRECTION

The May / June 2019 newsletter mis-stated the days that the Dept of Public Works on Peverly Hill Road accepts recycling. The correct days and hours for recycling are:

Tuesday, Wednesday, & Thursday: 7:45am – 3:15pm

Saturday: 8am – 2pm