

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

June / July 2023

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

THE POOL IS OPEN



ENJOY IT SAFELY.

Please reacquaint yourself with the rules. They are posted on the fence inside the pool area. Pool hours are 8am to 9pm. Children under the age of 13 must be under adult supervision. Children 13 and older should have impressed upon them the need to be respectful of the rules, the facilities, and their neighbors.

The clubhouse will be cleaned and the restrooms restocked twice weekly. If you suspect that you are the last to leave the pool that day, please be sure the doors into the clubhouse are closed. The pool gate and the clubhouse back door to the sidewalk should always be locked.

The US is sitting on \$21 billion in unused gift cards! The average value is \$175.
Source: *The Today Show* Nov 2022

THINK ABOUT THIS!

If a tree fell through your roof or a rare tornado caused severe damage to your condo, you might assume that the Springbrook Condo's Master Policy would cover the cost of any needed repair. **Only after you have paid the first \$25,000! That is the amount of our deductible.**

This is why we strongly and regularly urge unit owners to speak with their insurance agent and confirm that you have adequate coverage. **If you are a tenant**, you should absolutely have a tenant policy for your belongings. Please, speak with your insurance agent and confirm that you have adequate coverage.



NOTE: If your dog relieves itself before you reach one of these signs, you need a better plan.

There are 2500 Portsmouth dog owners on record, is yours among them? You can get your required dog license by mail, online, or in person at the City Clerk's office in City Hall. Questions? Call 603 610-7245

WE ARE BEING REQUIRED

by our insurance provider to confirm that all 144 units at Springbrook have working smoke detectors. If we have your email address you may have recently received a simple survey form that you can complete and return with a few keyboard strokes. (Our apologies for the duplications!)



Or, to use the QR code above to access the survey, open the camera app on your smartphone. Point the camera towards the QR code. Tap on the notification or link that appears on your screen. Complete the survey that opens on your phone. Click the "Submit" button. That's it!

If you would prefer to receive a hard copy of the survey, please leave a message with your name and unit # at 603 610-0165 and we will see that you receive one.

However you choose to complete the survey, we appreciate your cooperation!

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

COMCAST / XFINITY

By whatever name you know them, this is likely your cable &/or internet provider. Twice in recent weeks your service may have been interrupted without notice while they were working on improvements. Portsmouth has a Cable and Broadband Internet Commission. They are “. ..charged with matters pertaining to the operation and performance of cable companies within the city.” The Commission invites you to take this short survey to give them a sense of how cable tv service providers in the city are doing. Surveys received before end of business on June 5th will be available for their next meeting on Wed., June 7 at 4pm in City Hall, CR A. The public is invited..

ANNUAL CHECKUP:

Summer is a good time to have your heating system serviced. Consider contacting Unitil at 866 933-3820 or your heating contractor to schedule a service call.

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.



A COMMUNITY GARDEN:



From time to time a resident of Springbrook who may have grown tomatoes or cucumbers in the garden behind the clubhouse, moves on and the garden becomes unsightly and overgrown. Then someone new moves in, discovers the garden and picks up a hoe. The garden was created by residents and is there for any one who wishes to garden. Contact Bess @ 603 436-2348

LIGHTING:



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.

BEAUTIFUL WEATHER

Having a screen door might be appealing to you in this weather and, to maintain Springbrook’s uniform appearance, there is an “approved” screen door. It is ProVia’s *Superview #896 One-Lite, color: Snow Mist with standard black pull*. The purchase and installation of the only approved door can be made by a contractor of your choice or you can contact Allen Barrette at 603 475-2305.

MIRROR POND CONDOS ?

You almost lived there! We once found the original site plans for "Mirror Pond Condominiums". We are not sure why the name was changed to Springbrook but if you take a walk on the trail around the pond you will understand why it was once almost named Mirror Pond Condominiums.



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Springbrook is situated on 84.6 acres less than half of which is developed. Behind the pond there are 32.7 acres of designated conservation area which includes a portion of Berrys Brook watershed. Treat yourself to a walk around the pond. Start between buildings 5 and 6. Find the start of the path near #5 and enjoy!

In this mostly undisturbed environment you will notice some human contribution. A foot bridge was built by a former resident with materials donated by yet another resident and bat houses were installed by the then Grounds Committee.

There are 3300 feet of pond bank (that's almost 2/3 of a mile!). Most of it is undisturbed and a natural habitat for wildlife including beaver. We brush cut the bank area that abuts the parking lot between buildings 5 & 6 (about 10% of the bank).

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