

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

June 2016

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

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

## LANDSCAPING PROJECT:



The long planned and long anticipated landscaping project is finally underway! It was amazing to watch the York Tree Service extract large plantings with such ease! Now the fun part begins: irrigation will be installed shortly and will require temporarily shutting off water to each building. You will find a notice at your entryway in advance of water being shut off to your building. Many of you attended the November 2015 presentation by landscape architect, Phil Albright of Harbour Designs, Durham. As the chosen vendor for this project, Mr. Albright spent a morning at our clubhouse presenting his detailed landscape design for all sides of each of our nine buildings. Working closely with Mr. Albright, Site Structures will execute the design, one building at a time, over the course of the next 6 to 8 weeks.

## 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.

**MOTORCYCLES:** If you have one, enjoy it safely and please enter and exit Springbrook as quietly as possible. Thanks!



**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.



**ABOUT THE POOL:** The pool is now open for the season.

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.

Find your pool key, refresh your memory about the pool rules, and get ready to enjoy the summer season!

**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.



**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.



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**MIRROR POND CONDOMINIUMS:**

You almost lived there! A number of years ago we found old stained 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 called Mirror Pond Condominiums.

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. The back of our property abuts property on Wallis Road in Rye. 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).

**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.)

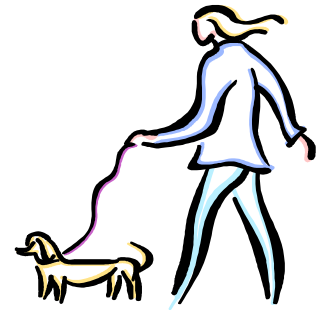


**SRINGBROOK's LIBRARY:**

Volunteer librarian, Vicki Landry, has been amassing a new book collection for your reading pleasure! Feel free to swap, donate, or borrow, from the clubhouse "library." Thanks Vicki.

**OUTDOOR GRILLS:**

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



**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.



**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