

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

February / March 2019

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

A Message from Ron Maglieri

One of the reasons that I don't have a dog is because I no longer want to walk and pick up after one. So it should be understandable to you that I don't want to pick up after your dog either.

Too many dog owners living at Springbrook do not take seriously the rules about where to take your dog to relieve itself and to leave no evidence of having been there.

Confused about the rules?

<https://www.springbrookcondos.com/documents> See Residency Rules & Regulations, scroll down to paragraph 10 on page F-3.



"I like to see a man proud of the place in which he lives. I like to see a man live so that his place will be proud of him."

– Abraham Lincoln

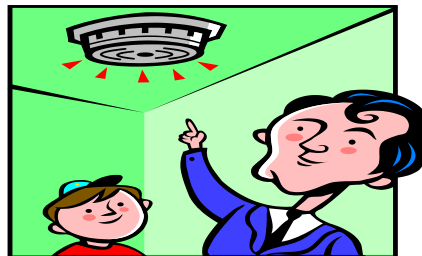
Unitil's Gas Leak Hotline

866 900-4115

Smell gas? Call this hotline!

ANNUAL CHECK UP:

It is important to have your heating system inspected annually. Consider contacting Unitil at 866 933-3820 or your heating contractor 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 400 Americans and hospitalizes 4,000 more 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 danger level. *Source: ww.nh.gov*

Note: Consumer Report recommends First Alert CO 615 \$30.

TWO CAR RULE:

Question: We are a 2-vehicle family, where should our guests park?

Answer: One of your 2 vehicles, or your guest's, should be parked in an overflow lot.

Overflow lots are located at the clubhouse and at building 5 where our entrance road dead ends (on the right side of the lot please).

REMINDER:

Garbage Disposals are prohibited at Springbrook.

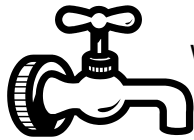
A Story:

Joe moved his car before the plow arrived. Charlie was busy and never got around to moving his car before the plow driver had left his parking lot. For the next 2 weeks of continued cold weather, the area where Charlie's car had been parked while the lot was being plowed, is lumpy with tire ruts and foot prints in frozen snow. Is this treacherous situation a problem for Charlie? No – he finally moved his car. He now parks in the area clean of snow and tire ruts. He parks where Joe had been!

Be a good neighbor – don't be a Charlie.

FROZEN PIPES: According to the Insurance Institute for Business and Home Safety (IBHS), a burst pipe can cause \$5,000 or more in damage. (Source: Consumer Report 11/2018)

Our experience at Springbrook has seen damage that exceeds that figure and that doesn't account for the immeasurable grief of going through destroyed belongings.



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.

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.

Wet Wipes: The box says flushable but New York City's sewer system says don't.



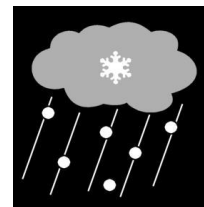
Our local Rooter Man echoes the admonition of NYC's commissioners. Wet wipes, long used for baby care, have grown popular with adults. NYC has spent more than \$18 million in the past five years on wipe-related equipment problems, an official said. The volume of materials extracted from screening machines at the city's waste water treatment plants more than doubled between 2008 and 2015, an increase attributed largely to the wipes. Vincent Sapienza, a deputy commissioner for NYC's Dept Environmental Protection said "They're really indestructible. I guess that's the purpose." These issues are not limited to NYC. Tim Haapaia, a manager for the Charleston, West Virginia Sanitary Board said he agreed that they're flushable but noted, "A golf ball is flushable, but it's not a good idea."

(Source: NY Times 3-15-15)

Review the Sanitary Sewer Line policy at Springbrook: www.SpringbrookCondos.com Select Policies, scroll down to Sanitary Sewer Line.

WINTER GETAWAY?

If you are heading south for a winter break, 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. Leave your car in the clubhouse parking lot so that it will not interfere with snow removal in the event of a storm during your absence.



WINTER WEATHER

Please review the policy regarding snow removal and parking. www.SpringbrookCondos.com Select "Policies" and choose Winter Weather Policy.



BILLING 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:

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