

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

May / June 2024

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

THE POOL IS OPEN!



Please take a moment and reacquaint yourself with the pool rules posted on the fence.

Hours are 8:00am to 9:00pm. Children under 13 must be under adult supervision. If you have a child 13 or older using the pool without your supervision, please impress upon them the need to obey the rules and be respectful of the facilities as well as others.

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 pool gate and clubhouse back door to the sidewalk should always be locked.

A WORD ABOUT WIPES:

They are not flushable!

RooterMan was on site recently due to a sewer backup in building 3 caused by wipes being flushed down a toilet. Sewage backing up into your shower, tub, or sink is an experience none of us deserve. Our **Sanitary Sewer Line Policy** reads in part *“The Board of Directors will hold unit owners responsible for all costs associated with sanitary sewer backups when there is sufficient information to determine the unit responsible for disposing of the prohibited item(s) which caused the backup.”* You can read the policy in its entirety on our website. Click Documents and select Policies, scroll down to Sanitary Sewer Line Policy.

A Florida county spokesperson described the problem of wipes as being *“ . . . akin to seaweed getting caught around your boat propeller.”*

NYC spent more than \$18 million in 5 years on wipe-related equipment problems. A NYC Sanitary System Board member agreed that wipes may be flushable but noted *“A golf ball is flushable, but it’s not a good idea.”*

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 on the blacktop in front of your vehicle. **Note:** Doing so does not reserve your parking space.



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

There are 2700 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

Condo fee checks in the amount of \$360 should be payable to: Springbrook Condominiums and mailed to: Murphy, Powers & Wilson, CPAs, One Merrill Industrial Drive, Hampton, NH 03842 Attention: Carolyn

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.

STORM/SCREEN DOORS

If you are considering the purchase of a storm/screen door, please first contact Ron Maglieri at 603 610-0265 to get details of the approved door. (There is only one.)

ABOUT INSURANCE:

Springbrook's Master Policy has a deductible of \$25,000. Whether you own your unit and have a Homeowner's Policy, or are a tenant with a Tenant's Policy, **please** check with your insurance agent and confirm that you have adequate coverage.

A NOTE RE: CONDO FEES:

The \$360 monthly check is due on the 1st of every month. Once received at Murphy Powers & Wilson CPAs, (see address in the footer below) checks are processed and deposited weekly. It can take up to 7 to 10 days for it to clear your bank.

THE KENTUCKY DERBY.

This year's Race was the 150th annual running at Churchill Downs. Did you know that more than 125,000 mint juleps are consumed at Churchill Downs over those two days. In 2023 a record \$288.7 million dollars was wagered across 14 races. Picking the winner was easier in 1892 and 1905 when only 3 horses ran. This year 20 ran and Mystik Dan won in 2:03.34 at 18:1 odds.

(Source: AARP Magazine April/May)

BIRDFEEDERS: Some years ago, following occurrences of rodents entering some of the buildings at Springbrook, the then Board consulted with Granite State Chemical (GSC), 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.

GAS LEAK HOTLINE

866 900 4151



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.

BAT HOUSES?

Did you know that a bat will eat 3000-7000 mosquitoes per night? These nocturnal animals can eat half their weight in gnat-size insect in an hour. Thanks to the efforts long ago by two volunteers, Joan Hamblet and Nancy Knapp, of the then Grounds Committee, we installed 2 bat houses on trees at the far side of the pond. Bats will roost in a house of this type during the day and forage for insects at night.

Condo fee checks in the amount of \$360 should be payable to: Springbrook Condominiums and mailed to: Murphy, Powers & Wilson, CPAs, One Merrill Industrial Drive, Hampton, NH 03842 Attention: Carolyn