

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

## August / September 2022

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

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

**THE ANNUAL MEETING** of the Springbrook Condominium Association is being held on Saturday, September 10, 2022 at 10:00am at the clubhouse. If you are an owner and unable to attend the meeting please complete the green proxy form you recently received and return it to us. You may drop it in the "2000" mailbox inside at the back of the mailhouse.



The Annual Meeting is when new board members are elected. The CAI (Community Association Institute) writes that the qualities of a good board member are:

- Good character
- Strong integrity
- Willingness to serve
- Committed to giving time and effort
- Strong "people skills"
- Volunteer experience

We would add: A willingness to represent the best interest of the community as a whole, not necessarily your individual preference or desire.

### **A CALL FOR VOLUNTEERS:**

Have you considered serving as a board member? They meet monthly to conduct the business of the association. Ron Maglieri, our property manager, compiles relevant information to be considered at the meeting and delivers copies to each board member days before the meeting. Board members are expected to review the material and come to the meeting prepared to discuss the issues. Those issues may include bids for the snow plowing or landscaping contract, insurance renewal, correspondence or financial reporting.

Board members are not expected to be experts in finance, reserve accounts, legal issues, etc., which is why historically Springbrook boards have relied on the guidance of professionals. Among those professionals who have represented us for more than a decade (some more than 2 decades) are: John Lyons, Esq, Lyons Law Firm; Ed Young, D.B. Warlick & Co., Insurance; and Certified Public Accountants at Murphy, Powers & Wilson, CPAs, PC. Questions? Please phone Ron Maglieri at 603 610-0165.



### **NH ELECTION INFORMATION**

Primary Day: Sept 13<sup>th</sup>  
General Election: Nov 8<sup>th</sup>

Springbrook is located in Ward 4. Our polling place is Dondero Elementary School, 32 Van Buren Avenue (from Lafayette Road, take McKinley Road)

Absentee ballot applications can be printed from the City's website > City Clerk's link > Voter Information. Or, you can phone the City Clerk's office at 603 610-7208 and request an application for an Absentee Ballot. One application will cover absentee balloting for both elections if you check the boxes for both.

Return your application to the City Clerk's office by mail, fax (603 610-4158) or by dropping it in the gray "payment box" outside City Hall. (No ballots accepted in gray payment box)

Questions about the elections? Contact the City Clerk's office at 603 610-7208 or email [cityclerk@cityofportsmouth.com](mailto:cityclerk@cityofportsmouth.com)

***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***

**PROTECTING PAVEMENT:**

There are things we can do to prolong the life of our pavement and we will appreciate your help. To avoid breaking the edge of the pavement, please

- Don't park so that your wheels hangs over the edge of the pavement.
- If you stop along the roadway, please do not pull over; keep all four wheels on the pavement and away from the edge.
- We will do our part by continuing the regular maintenance of filling the cracks.

Thank you.



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**WHERE TO GO?** The areas where dogs are permitted to relieve themselves are marked with signs. If you are walking your dog on the sidewalk alongside of buildings 1, 2, and 3, you have your dog in an area where he/she is not welcome. The lawn areas around all the residential buildings are off limits to dogs. Not everyone at Springbrook favors the idea that dogs are allowed – even welcome here. So please, for the sake of all those who enjoy their presence, do your part and do not allow your dog access to areas where they are not permitted. Thank you.

**SPRINGBOOK RULES**

require vehicles on our property to be registered, current, and road worthy. Please be sure your vehicle is!



**FURNACE MAINTENANCE:**

Summer is a good time to have your heating system inspected. Consider contacting your heating contractor or Unitil at 866 933-3820 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). For safety and efficiency, resist the temptation to store items on the floor of the utility closet or block the louvered doors.

**A WORD ABOUT DUMPSTERS**



If you are able, please toss your garbage bag towards the back of the dumpster instead of dropping it just inside the door. Please flatten your boxes and keep the sliding doors closed.

**NEW SIGNAGE:**



The Portsmouth Fire Department recommended the signage that you see being installed throughout Springbrook. We think UPS, Fedex, and your visitors may like it too!

**LANDLORDS:** If your mailing address has changed, please be sure to notify Ron Maglieri of the change. Contact him at 603 610-0165 or c/o Springbrook Condominiums 2000 Springbrook Circle Portsmouth NH 03801



**LIGHTS:**

If you notice a light out in a common Area (a light pole, a bulb at the mail house, or in your entry way) please call

Ron Maglieri at 610-065 or leave a message for him.



*"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

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