

# SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

November / December 2019

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

## **SNOW IS COMING!**

The plow stakes and sand buckets will soon appear at Springbrook.



Once the snow blankets the ground, the plow driver will depend on these stakes to indicate where pavement ends. Help us please to keep these stakes in place. *(Parents please reinforce this with your children.)* A **Winter Weather Guide** is on the reverse side of this page. Please keep it handy, it will tell you all you need to know before the snow falls.

**SNOW BIRDS:** A reminder that if you are preparing to head south for the winter months, 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 as well as your winter address and contact information. If you are leaving a car here, speak with Ron regarding its location. Safe travels; we'll see you in the Spring!

**WEBSITE:** We have been working to improve our website and hope you will like the changes. Two areas of the site are password protected and unit owners will be receiving the password in a separate mailing shortly. Here's a preview of the 8 tabs:

1. **Home page**
2. **Info Center** - where the board or property manager can post announcements.
3. **The Board** – your board members.
4. **Board Meetings** – Minutes of the board meetings are posted here and are password protected.
5. **Documents** – Forms, specs, and policies are contained here.
6. **Newsletters** – current, recent and old archived issues can be found here.
7. **Financials** – Our 2020 Budget and the 2017 Reserve Budget Analysis are posted here and are password protected.
8. **Contact Us**

**COOKING FIRES:** While smoking causes the most home-fire deaths, it is cooking fires that are the most common home fires and average \$6,600 in damage. About one third of cooking fires get started when no one is in the kitchen. *(Source: The National Fire Protection Association & AARP Magazine 1119)*



The Board of Directors strongly supports the recommendation of our insurance carrier, Union Mutual, that all unit owners have an A.B.C. rated fire extinguisher in their kitchen.

**THANK YOU!** Our thanks to whoever it is who has provided the pot of yellow mums at our entrance!

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

# The 2019–2020 Springbrook Winter Weather Guide

How well the snow removal process works at Springbrook this winter is largely up to us. Given that we all live in such close proximity, it is very important that residents demonstrate respect for their neighbors by knowing the rules and adhering to them. In that spirit, we ask that everyone read this **Snow Removal Process** and keep it handy for future reference.

**Any questions? Call Property Manager Ron Maglieri at 603.610.0165**

## **When it Snows**

1. Please leave cars in the parking lots during the storm **until the snow has stopped coming down.**
2. Once the snow has completely stopped ***and*** the road has been plowed to its full width, please move your car as soon as possible to the clubhouse parking lot or the right side of the exit road, **so that all parking spots in the lots can be plowed at once.**
3. Please do not park along the edge of the road at the circle, as the road is too narrow there for plows to pass.
4. **Never** block the walkways.
5. If you are going to be out of town or unable to move your car during a snow event, please leave your car in the clubhouse parking lot in a space close to the exit road.

## **Other Winter Notes**

- A. Make sure your freeze alarm is installed and operational.
- B. Residency Rules require that we keep our unit's temperature no lower than 65 degrees Fahrenheit during the winter (Residency Rules & Regulations, No. 12).
- C. Do not disturb the snowplow stakes; they provide guidance for snowplow operators.
- D. Please use the five-gallon buckets of de-icer at your doorways to alleviate any icy or slippery conditions before venturing out onto your walkway. If the pail needs to be refilled, please contact Ron Maglieri at 603.610.0165.