

Springbrook Condominium Newsletter

Information and Updates from Ron Maglieri and the Board of Directors

January-February 2015

The 2015 Condo Fee

Just a reminder that as of January, the monthly condo fee rose \$5, to \$250/month.

If you accidentally made out your check for \$245, please rectify it right away.

Parking Stickers

If you recently moved in or purchased a new vehicle, you can call our property manager, Ron Maglieri, at 610.0165 to obtain a parking sticker.

Important Info

To owners who rent their units: Make sure we have your address and phone number, and contact information for your tenants.

Important Snow Removal Message

We appreciate the efforts of those residents who have not only adhered to the rules for moving their own vehicles following a storm, but who have helped neighbors in need throughout another tough winter season. Thank you so much!

However, in a community living environment, everyone has to be on the same page. And it's clear that not everyone is.

We have reprinted the Winter Reference Guide on the back of this newsletter, for everyone's reference.



The key point is that once the storm has passed and the main road has been plowed to its full width, please move your vehicle(s) to the clubhouse parking lot or the right side of the exit road. This needs to be done in a timely manner.

In some lots, a few people are neglecting to do this — instead waiting 12, 24, and in some cases 36 or more hours to finally get around to moving their vehicle (this is fine in the clubhouse parking lot but *not* in resident lots). Then once that vehicle is moved, there is an unplowed space that cannot be used.

Residents are responsible for their own vehicles. If a vehicle in a resident lot is not moved following a storm, it may be considered abandoned and towed. We absolutely need to get all spaces in the lots cleared so that they can be plowed.

Please read the guidelines on the back of this newsletter and let us know if you have any questions. Thank you for your cooperation.

Get Paid To Save Water!

Portsmouth's Water and Sewer divisions are offering rebates to city residents for installing high-efficiency toilets and washing machines.

The rebates are \$100 for toilets and \$150 for washing machines.

Customers will need to provide documentation and receipts of their purchases (only purchases after December 8, 2014, apply) and must agree to an inspection.

For more information or to download an application, go to: cityofportsmouth.com/publicworks/index.htm.

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

Phone: 603.610.0165

The 2014-2015 Springbrook Winter Reference Guide

Dealing with the winter — and all it delivers, in the form of snow, ice, etc. — is heavily dependent upon the cooperation of neighbors. 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 Winter Reference Guide, which is also available on our website.

Any questions? Call Ron Maglieri at 603.610.0165.

When It Snows

- (1) Please leave cars in parking lots during the storm **until the snow has stopped completely.**
- (2) Once the snow has 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 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/Preparation

- (1) Make sure your freeze alarm is installed and operational.
- (2) Please keep your unit's temperature no lower than 65 degrees Fahrenheit during the winter (as required in the Residency Rules & Regulations, No. 12).
- (3) Do not disturb the snowplow stakes; they provide guidance for snowplow operators.
- (4) Please use the five-gallon buckets of sand/salt mix to alleviate any icy or slippery conditions before venturing out onto your walkway. If the pail needs to be refilled, please contact our Property Manager, Ron Maglieri, at 610.0165.