

SPRINGBROOK CONDOMINIUM NEWSLETTER

2000 Springbrook Circle, Portsmouth, New Hampshire 03801

September / October 2024

Information and Updates from Ron Maglieri and the Board of Directors

(603) 610-0165

www.springbrookcondos.com

SCARECROWS



You may recognize these “pumpkin people” scarecrows who seem to spring up around Portsmouth every October.

They are the happy result of a loyal band of volunteers (led by Laurie Mantegari) who reconstruct limbs, dress them, and then install them across the city.

Donations of old black T-shirts or pants (with no logo or pattern) are being collected for this year’s pumpkin people scarecrows. You may bring your clean, solid black, T-shirts or pants to unit #302. The pumpkin people scarecrows will thank you.

ROOFING PROJECT:

You may have noticed that **Phase 1** of a planned 3-phase roof replacement project has begun. New roofs on buildings 3, 4, and 7 this year will be the completion of Phase 1. Those roofs were last replaced in 2001.

Phase 2, New roofs on buildings 5, 8, and 9 is expected to be completed next year, 2025.

Phase 3, New roofs on buildings 1, 2, and 6 as well as the mail house and clubhouse are expected to be completed in 2026.

We are following the same sequence of roof replacements that was followed in 2001 when the last roofing replacement project took place.

We anticipate paying for the roofing project from the Reserve Account which we have fully funded for decades.

TELL YOUR BANK: As you know, Springbrook’s monthly condo fee will increase on January 1, 2025 to \$385. If your condo fees are set to come automatically from your bank, it’s not too soon to advise them of the increase from \$360 to \$385 effective January 1, 2025.



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.

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.

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

CHIMNEY / FLUE PROJECT:

If you read the Annual Meeting package mailed to you last month or attended the Annual Meeting on Saturday, Sept 14, you are already familiar with the basics of this project. Since Springbrook was built in 1986 there have been changes in Portsmouth’s Building Codes. Among them is one that requires modifications be made to the venting of the heating system of every condo at Springbrook. The Board is working with the City while also soliciting bids for the required modifications. The cost for these modifications is estimated to be about \$250,000. Because this was not a planned improvement, it is not included in our reserve funds which means that when this project is ready to move forward a Special Assessment should be anticipated. Based on what is known today, the special assessment is estimated to be \$1750. Should the City’s requirements change in the interim, so too could the cost of the project and thus a change in the amount of the Special Assessment. We will keep you updated. Stay tuned.

TOSS IT IF YOU CAN:



Please toss your trash bags towards the back of the dumpster. Sometimes the dumpster appears full but the back half is empty. Thank you.

LANDLINES

2004:
94% of US households had landlines

2024:
24% of US households have landlines

Source: National Center for Health Solutions, CNN

TENANTS: If you have not already received a copy of the *Springbrook Residency Rules & Regulations*, please review them under Documents at www.SpringbrookCondos.com If you have any questions please contact Property Manager Ron Maglieri at 610-0165. If you have a dog your neighbors expect you to strictly abide by the rules that apply.

Smell Gas?!
Call Unitil’s Hot Line
866 900-4115

STOP! Don’t Do It.

If you’re thinking about a new storm door or replacement windows, don’t do it until you speak with Ron Maglieri. Our bylaws prohibit us from making any changes to the exterior appearance of the buildings. Accordingly, it is only the “approved” storm door, and “approved” window replacements that may be installed. The Board is charged with ensuring that this process is followed so please, if you are considering a storm door or new replacement windows, the first step is to contact Ron Maglieri for the information about the approved products. Contact Ron at 603 610-0165.

DOGS – DOGS - DOGS



Springbrook welcomes dogs and we have not limited the size or number permitted. But, in order to maintain this hospitality towards our four legged friends we need the cooperation of all dog owners. Most comply and walk their dogs in the designated areas and immediately remove the waste. (We know who you are and appreciate you!) Too many of you however, whether because you are not aware of the rules or because you do not abide by them, have created problems for your neighbors and the Board. Complaints about dogs have increased significantly and we are prepared to impose the escalating fines for violations that our condo documents allow the board to impose. If you have a dog, or you are a landlord whose tenant has a dog, familiarize yourself with the rules and policy that apply. www.SpringbrookCondos.com



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

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