



Newsletter

Volume 16, Issue 3 August 2002

Presidents Message

At our annual meeting last December, we discussed with you the potential for having a Country Hill web site. Well, this site is in development and should be available for your use by end of September, possibly sooner. Attached to this newsletter, I am providing an outline of the categories that will be covered. In the outline, I have tried to give you a little explanation associated with each category regarding the information it will contain and the function we see it will serve.

We see this site's major function of keeping timely information online for your review and as a repository for the most common items (forms, documents) you would be interested in having available: In many instances, this will alleviate the need to call the Management Company since information and forms will be online for you to print out regarding requests for things like deck enlargements, or what shrubbery you can add around your unit. In fact, CLM, our landscaper, will provide us with an online color catalog depicting what shrubbery can be planted in Country Hill and when the best time would be to do so.

In the attached outline, you will see a category, near the end, entitled "contacts". In addition to having the obvious contacts, the Management Company and the Board, we are considering having a listing of known ser-

vice suppliers that you could use for your potential maintenance needs for your unit. This would list carpenters, plumbers, electricians, contractors, window cleaners, etc., that one of you has used and would recommend to a friend. This could potentially be someone here in Country Hill.

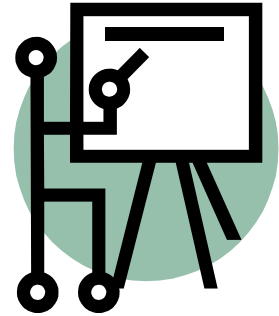
Since this will be an "open" site for anyone surfing the web to view, we believe that it would make a very appealing sales tool for someone looking to purchase a home in this part of Nashua. We plan to pepper the site with some pictures of our units, the pool, tennis court, etc. We would also like to put up sketches of all our units with accompanying floor layouts (for those of you who bought a unit early on, if you still have your initial brochure for your or other units, please contact one of your Board members).

I am working on a budget for the future maintenance of this site and will submit it to the Board for their review and approval.

Again, the outline that is attached is just that, an outline. There will be considerable detail in the site, which you will find useful. Once the site is up and running, we will ask for your feedback at our annual meeting in December.

Enjoy the rest of your summer!

Bob Iwicki President



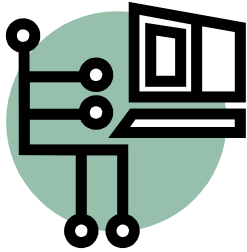
To inform and keep you up to date with our Association.

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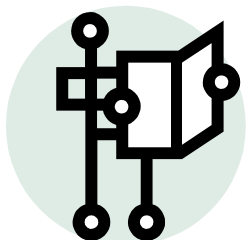
Special points of interest:

- Special open board meeting on August 13, 2002, at Great North's office .
- Some roof replacements completed for Units.
- Irrigation system at 95%.
- Same old pool problems again this year.



Stay up-to-date with the current Association information.

“At the end of the pool season, we will be resurfacing the pool.”



Stay informed by reading our Newsletter.

Board Openings

On August 1, 2002, Lee McKeown resigned from the Board leaving an opening in our Treasurer's position. We are in need of a unit owner to take her place. We are looking for someone who may have a little financial/accounting experience. Please understand all our books, checking, invoicing, etc. is managed by Great North. The treasurer works with the Board

and Great North noting what projected expenses we will incur during the ensuing months of the budget. This person will also assist us in developing the budget for 2003. Please, if you have a few hours a month, we really could use your help. Those interested, please contact Bob Iwicki at 886-8082.

Pool Problems

We have a few situations at the pool this year, again, which I want to bring to your attention and ask for your assistance with:

- Too many non-resident guests, unsupervised.
Owners, mostly our children of various ages are inviting friends from other neighborhoods to use our pool. This causes overcrowding, excessive noise and has led to vandalism, which is an expense to all of us.
- Underage children in the pool, unsupervised.
This is a serious problem. Parents have been seen dropping their children (under age 13) off at the pool while they go shopping. In other cases, 10 year olds come to the pool alone with no one else in the pool area. The pool is for our enjoyment, not a babysitting device. Our children are endangered when these situations are allowed to happen, let alone a potential suit for our Association.
- Insufficient parking for residents who use the pool/tennis court.
This has been a problem since the

inception of our community. The parking in this area is used as overflow by residents who own more than two vehicles, thereby limiting transient parking for those using the pool and tennis court. At our annual meeting in December, the Board will discuss with you and request your vote as to whether we should limit the use of this area for overflow parking while the pool is open.

Bottom line: our Bylaws state that no child under age 13 is allowed in the pool without supervision. You or a substitute adult need to monitor your children's participation and activities at the pool, particularly those under age 13. This is a safety issue!

At the end of the pool season, we will be resurfacing the pool. It has been needed for the past two years and we have put it off until we had sufficient funds in our capital reserve. With the assessment money now at a safe level, we can finally accomplish this maintenance task.

Irrigation & Painting

Irrigation

It is the Board's understanding that 95+ percent of our irrigation system has been up and functioning this season. This is not to say that everything is perfect. We know some valves stick open, causing soaking in some areas and others stick closed. We have to keep in mind we are dealing with a very large, complex system, one made up of plastic valves, sprinkler heads, water lines, etc. We have over one thousand heads on the property; we have to expect some problems. Everything we own and use requires maintenance and the irrigation system is no exception. CLM is contracted and paid to get these problems resolved with a "best effort" response and they are doing that. If you see a problem, send an email to sales@clm-nh.com.

Special Meeting

It has come the Board's attention that a few people have concern as to where we have our capital dollars secured and what expenses have taken place associated With these dollars. We will have a special open board meeting, next Tuesday, August 13th at

(When looking back over the past several years, the Board has not seen our Association looking this good at this time of the year, particularly with this heat wave.)

Painting

All or most of the painting should be finished that was scheduled for this year. There are some units that will be "touched up" during this month. If you see something that was not done or not done sufficiently, please contact Great North and specify what and where.

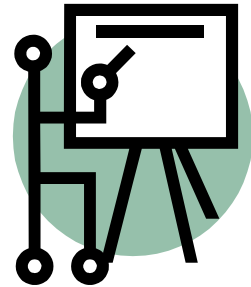
the Great North office. For the first half hour of the meeting we will discuss finances and answer any questions.

The meeting will start at 6:00 PM, sharp.

Roof Replacements

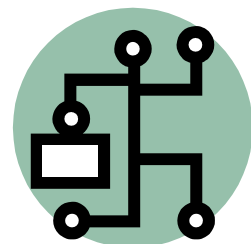
Although this was discussed at our Annual Meeting in December, we will reiterate the Board's policy on roof replacements. The Association, per an amendment to our Bylaws in 1991, owns the responsibility for repair and replacement of our roofs. This Board, as previous Boards, has elected to replace roofs on an as needed basis. We believe this to be a more fiscally responsible way to manage our capital reserve dollars. How this works is that

a professional roofer reviews the potentially problematic roof and advises the Management Company and the Board what should be done. Where it is cost effective (small job) we will repair the roof. If it appears at all that it is not worth a repair due to the shape of the rest of the roof, we do not hesitate to replace the entire roof.



Check our Bulletin Board.

“When looking back over the past several years, the Board has not seen our Association looking this good at this time of the year, particularly with this heat wave.”



Keep track of changes.

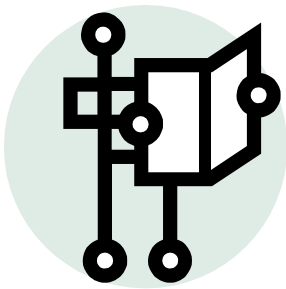
Country Hill Estates Condominium Association

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Great North Property Management
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Nashua, NH 03060-5214

Phone: (603) 659-3500
Fax: (603) 891-0086
E-mail: rfity2@covad.net

We're on the web!

<http://www.countryhillestates.org>



**Stay in touch!
Read our Newsletter.**

Schedule of Events

The following are activities to take note of. Please keep in mind that these dates are *tentative* at this time.

September 3, 2002

Open Board Meeting for one hour. If you feel you have a reason to discuss a specific project or situation with the Board, please contact Richard at Great North to be put on the agenda. Each guest will have a ten minute time slot.

Miscellaneous

Bulletin Board

Previous Boards had set the precedent that only the Board could authorize information to be placed on the bulletin board that is in the front of our mail house. At the Board meeting next week we will discuss changing this situation. We are formulating the opinion that half the board be used by Association members, the other half for formal information from the Board to all of us. The next newsletter will state the Board's decision.

Financial Information

We are halfway through the year and at the writing of this newsletter, it looks like we are close to being on budget. See article below.

November 5, 2002

Open Budget Meeting. The Board invites you to attend this meeting to review the forthcoming year's proposed budget. This is the only meeting where we will have a question and answer session regarding the budget.

December 3, 2002

CHECA Annual Meeting. Please mark your calendar.