



From the Board

As fall approaches, so does our Annual Meeting. All unit owners should make every effort to attend this very important meeting. It is the only time all are together to listen to a recap of the past year and to learn about plans for the future.

The Annual Meeting will be held at The Holiday Inn, 9 Northeastern Blvd., Nashua, NH, October 23, 2013, starting at 7:00 PM. As per our Bylaws, two seats are up for election this year. Any unit owner in good standing is eligible and encouraged to seek a board seat. Meeting notice will be posted at the mail house 60 days prior to the meeting. Once this notice is posted, any interested party has 30 days to submit a letter of candidacy to Cindy Carroll. No later than twenty-one days prior to the meeting, the official NOTICE OF MEETING will be mailed to unit owners.

Many residents enjoyed the pool this summer. There were relatively few problems that required attention. We are grateful to those of you who promptly reported these issues to Property Management. The pool will close for the season at dusk on Monday, September 2nd.

Fence repair on the west side of the property is scheduled for the fall. Repairs will be concentrated on the area behind the tennis courts and near the gate on Falls Grove/Fenwick.

SOLAR UPDATE

At last year's Annual Meeting, Tyler Robinson made a proposal to establish draft guidelines for the proper installation and maintenance of solar generation equipment by unit owners in CHECA. Tyler has presented the Board with a preliminary draft. Because there will be costs involved with changing our by-laws (i.e. reproductions, mailings, and legal filing), the Board would like feedback from the Community to see how much interest there is in solar panels. It would take a 2/3 majority to amend the by-laws. A link will be posted on the web-site asking for your feedback. If you do not have access to the internet, give Cindy a call and let her know your stance. BOD members do not want to waste Tyler's time or Community resources if it is obvious from the start that this proposal is not warranted.

TRASH REMINDERS

Waste Management is only obligated to pick up normal household trash which fits in your trash receptacle. Any large items or an unusual amount of trash left by your receptacle may or may not be taken away. If taken away, charges will be billed back to the unit owner.

Receptacles can be moved to the edge of the street on Thursday evening and need to be returned to the proper location Friday evening.

Units with garages must store receptacle inside the garage.

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Points of Interest

- The paving survey results are in... we get into detail.
- Speeders have been observed on Country Hill Road; please abide by our speed limit as our children are not apt to look before they dart out in front of you.
- The pool will close for the season at dusk on Monday, September 2nd.!

2013 PAVING WRAP-UP

Grassy areas disturbed during the paving will be re-seeded this fall. These areas were seeded after the project so residents would not have to deal with “bare soil” during the summer. Unfortunately, the weather did not cooperate, and Morin’s will need to re-seed in the fall.

Results of the paving survey follow:

Thirty six residents answered our survey. Twenty three of the respondents live on streets which were paved this year (there are 54 homes in the newly paved area).

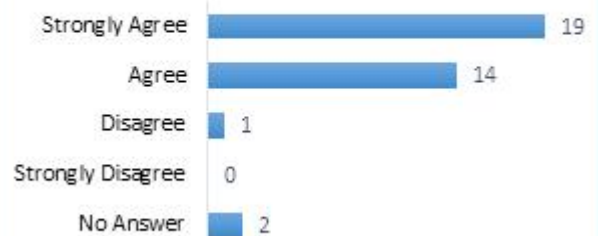
Our survey started by asking residents to evaluate four statements. The results were as follows:



"I was well-informed about the project before it began."



"Late April was a good time to have the work done."



"I knew when I could not park on my driveway/street."



"The new roads and driveways are a big improvement."



Only one person responded to the survey question, *What would you like to have known before the project started but were unaware of at the time?* Their response:

"It came up all of a sudden. It wasn't announced ahead of time nor was it advertised as to the timing of the three phases. Only after the project was completed did we tenants receive a time-table for this endeavor. A little communication prior to commencement would have been appreciated! Nevertheless, a successful, long overdue and worthwhile project that is quite beneficial to the complex as a whole."

Eighteen residents said they had direct communication with the paving contractor. The vast majority, thirteen, said the contractor was “very helpful” and the others described them as “somewhat helpful”.

2013 Paving Wrap-up – Continued

One resident reported being unreasonably inconvenienced and said, *The communication about the trash pick-up was not very good.*

When asked for any other comments or suggestions for improving the paving process, twenty eight people responded. The majority of responses suggested more frequent, perhaps daily, updates be posted at the mail house and/or sent via email. Four responses suggested the association should give more specific information regarding parking restrictions, specifically where not to park. Several people suggested more frequent emptying of the garbage dumpster.

There were three suggestions or complaints regarding the quality of the paving work:

The quality of the paving job is fair, I'm not very pleased with the uneven humps in front of our stairs and garage door, or the seam where the driveway and road meet! Take a look at the paving on the Market Basket parking lot in Sherwood Plaza if you want to see good work...

The pavement does not look like it will last. More rocks than tar! Seams and problems everywhere!

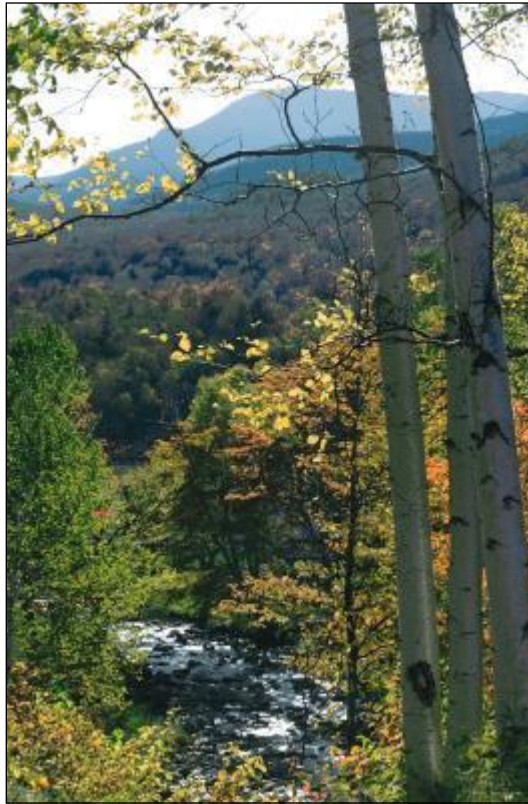
I am unhappy that the driveway paving is level with the floor of the garage. I anticipate rain will damage the bottom of the door!

In response to other comments, the Board of Directors would like to inform all residents of the following:

- We plan to eventually replace all the speed bumps, including the bump that was removed during this year's paving. Since that bump was removed, a growing number of cars are speeding down Country Hill Road at a dangerous rate.
- We do not expect to complete the paving project until 2015. The current plan for 2014 calls for starting on Country Hill Road where this year's paving ended; paving Country Hill Road up to Jamaica Lane; and paving Jamaica Lane,

Scarborough Drive, Fitzpatrick Circle, and Amalia Drive. All remaining areas would be paved in 2015.

- Our Bylaws do not permit the expansion or redesign of our existing roads and driveways. We are, therefore, only replacing the existing pavement.
- Potholes outside of the new pavement areas have been and will continue to be patched or repaired by a different contractor. The process is not quite the same.



- After a rain storm there are some shallow puddles in the newly paved areas but they dissipate quickly and do not appear to be a problem. We will continue to monitor those areas especially over the winter.
- Responses to our survey were done anonymously. Any questions or complaints about specific driveways cannot be addressed if we don't know from where the complaint came.
- The Board is pleased with the work performed by Hudson Paving. Not everything went smoothly but we learned enough this year to improve the process for the next phase. It's clear that we need a better plan

for trash removal. This could mean more frequent emptying, a bigger dumpster, or a second dumpster. The plan we used this year might have been adequate but trash from many sources outside of the paving area found its way into our dumpster. More dumpsters mean more trash. We're working on the problem.



Country Hill Estates

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Seasonal Reminders

- Basketball hoops need to be removed from driveways by October 31st and properly stored (inside garage, basement or off-site) until next April.
- Plants should be cut back or removed at the end of the growing season.
- Flower pots need to be removed from your yard and properly stored for the winter. Storing pots on your rear deck is allowed. No under deck storage is allowed.
- Gutters should be cleaned to prevent ice dams.
- A property-wide walk through will be done sometime in October.

Please Be Considerate...

- Due to the Labor Day holiday trash pick-up will be on Saturday, September 7th. Please don't move your trash receptacles to the curb on Thursday, September 5th.
- Dog "rest stops" should be done in the traffic circles or wooded area —not on lawns or edges of the lawns
- Dog waste must be immediately cleaned up and properly disposed of
- No pets are allowed to be tied or left unattended at any time
- All pets must be licensed by the City of Nashua
- Please share your email address with Property Manager
- Visit our website (www.countryhillestates.com) to stay informed on Community issues