



From the Board

The 2014 CHECA Annual Meeting will be held on Wednesday, October 22, at the Holiday Inn on Northeastern Boulevard. Starting time will be 7 p.m. As per our Bylaws, three seats are up for election this year. Any unit owner in good standing can submit a letter of candidacy to Cindy Carroll no later than September 21, and your name will be placed on the ballot. The official *Notice of Meeting* will be mailed to unit owners no later than 21 days prior to the Annual Meeting. Last year 36% of unit owners were represented at the meeting — either in person or via proxy. We hope to see more of you this year. Several units have changed hands since the last meeting, and this is a perfect time for newcomers to get involved within the Community. Mark your calendar and plan to attend the meeting so you can hear a recap of 2014 and plans for 2015 and beyond.

Labor Day will mark the end of the pool season, and the pool will close at dusk on September 1st. The key-fob issues of last year were resolved and the automated system worked well. Some problems were encountered during the season — unauthorized use by non-residents in the early morning hours; a woman letting her dog go into the pool; unit owners bringing too many guests to the pool; and children under 15 using the pool without supervision. Reminders from Cindy seemed to solve most of the issues. We are grateful to the majority of the unit owners who obeyed the rules and enjoyed the pool.

This spring and summer all expanded decks were examined, and letters were sent to unit owners who needed to either clean, paint/stain, or repair the deck. Work has been completed on some and is scheduled on others. Keep in mind that expanded decks are a unit owner responsibility and should be checked yearly to determine if any maintenance is required.

A fall walk-through will be conducted in October.

Just a final reminder that the Community Wide Tag Sale is scheduled for Saturday, September 6th with a rain date of Sunday, September 7th.

Paving Update

The final phase of the three-year re-paving plan will occur in 2015. In anticipation of an April start date, some work will be performed this fall on the front entry median. Also, some existing timber walls within Phase III will be removed and reconstructed with stone wall blocks.

Project Update

Four additional units were chosen via a blind lottery to be re-sided this fall.

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| 1. 4 Edis Lane | 3. 15 Brussels Drive |
| 2. 10 Jamaica Lane | 4. 27 Country Hill Road |

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Points of Interest

- Re-siding project will continue in the fall. Lottery drawing selected 4 units.
- Pool will close for the season on Labor Day weekend.
- Please check your personal insurance policies to make sure you are properly covered.
- PLEASE, no overnight parking in the mail house parking lot without prior management authorization.

Miscellaneous Updates

PAST DUE ACCOUNTS

Be assured that accounts are evaluated and discussed monthly by the BOD.

To recap how past due accounts are handled ...



1. A late fee of \$35 is charged to any account not paid in full by the 15th of each month.
2. At the end of each month, finance charges are assessed on accounts more than 30 days late at an annual rate of 12%.
3. When an account is delinquent by 60 days, a lien is filed and the account is referred to the Association's Attorney of Record with instructions to file suit for collection. Unit owners are responsible for all legal fees and the cost of filing the lien.

Additionally, services can be withheld after 30 days written notice to the unit owner and mortgage holder:

- routine yearly maintenance i.e. pressure washing, painting, shrub trimming, pool privileges, snow removal, and parking on common or limited common areas.

Currently we have 3 units which are *long term issues* i.e. no payments in over a year.

1. 11 Brussels Drive — Wells Fargo (Lender), schedules a foreclosure sale almost every month; it never takes place and it is always rescheduled. Interior reconstruction will not commence until the unit has been officially foreclosed.
2. 5 Meghan Drive — is still unoccupied but in the last few weeks it has been placed in the hands of a realtor and has had some showings. We are

hopeful something will happen with this unit before the end of the year.

3. One occupied unit is on a court ordered payment schedule and monthly fees are being paid.
4. CHECA won a judgement for another occupied unit in February. Unit owner has not lived up to the repayment terms of the judgement and another court date is scheduled for this month.

FALL REMINDERS

- If you use your fireplace, wood burning stove, and chimney on a regular basis, you should have all components inspected and cleaned yearly to ensure safe operation.
- Current bulkheads have been in place for over twenty-five years. With a little TLC you may be able to extend the life. This fall make sure you open the bulkhead and sweep away any debris that has accumulated around the interior edges. Check and see if the seals around the outer edges of your bulkhead are still in place. If not, clean the area where the bulkhead meets the concrete to prepare for the new seal. Caulk around the perimeter with a clear silicone waterproof caulk made for windows and doors.



- Gutters need to be cleaned to prevent ice backups during the winter.
- Annual plants should be removed. Perennials should be cut back. Flower pots need to be properly stored for the winter – either in your garage, basement, or rear deck. No under deck storage is allowed.

Miscellaneous Updates

- Check to make sure nothing is stored under front steps or the rear deck. Pick up any litter you may see around your unit.
- Hoses should be drained.
- Basketball hoops need to be removed from driveways by October 31 and stored (garage, basement, or off-site) until next April.

Tennis Courts

It has been reported that 4 girls were observed sitting on one of the tennis nets pushing it lower to the ground and another girl was running and trying to jump over the net. Let this be a warning; Tennis Courts are for playing tennis ONLY. All other activities are prohibited!

Trash Removal

Due to the Monday, Labor Day holiday, trash pick up for that week will be on Saturday, 9/6/2014.

Web Site Request Forms



By now, most owners are familiar with our fill-in PDF request forms that are available on the web site for owners to request allowable architectural changes to the exterior of their units.

One of the reasons we developed these forms was because it was difficult for the Board to decipher our previous handwritten forms plus new electronic storage considerations. Unfortunately, in some cases, we find that some owners still print out the form and fill it in by hand; back to the original problem of readability. On occasion, we receive forms that are half typed and half handwritten. Please, we need you to fill-in your request forms by typing your information in the shaded form fields provided.

Fortunately, version XI, the latest version of the free Adobe Reader, which we recommend that everyone download, provides the additional ability of signing your completed form if you have a scanned copy of your signature. If you don't and you have a scanner, you can scan your signature and save it to a file for use with the new version of Adobe Reader.

Previous versions of the free reader would not allow you to save the completed form, the only option was to print the form. With version XI, you can save the completed form as a PDF file to your desktop which can



then be attached to an email message to our property manager. No muss, no fuss, no postage.

After filling in the form; at the top right in the form, click the Sign pane. Open the I Need to Sign panel.

Click Place Signature. Click Use Image, then browse to the file that contains your handwritten signature. Click Accept. Scroll to the desired location on the form, and click to place the signature.

To sign your file more than once, click Place Signature again. Scroll to the desired location, and click to place the signature.

To permanently merge the signature into the PDF, save the file. Click Confirm to finalize the changes. Type a name for your file. Click Save.

You are then presented with an option to send the signed document to others with Adobe EchoSign. Adobe EchoSign is a paid service that you will not need. If you don't want to use the Adobe EchoSign service, click Not Now.

Tip: Acrobat Reader sets the first signature method chosen as the default method of signing. To change methods, click the down arrow next to Place Signature, and select Change Saved Signature to return to the full list of options. The last method you choose becomes the default.



Country Hill Estates

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Comments:

Because our owners understand how important it is to adequately fund our Reserves, within the past few years we've been able to spend some of those reserve dollars to replace existing front porches, do some pool upgrades, replace unit siding, and bring our existing well on-line to help reduce our irrigation water expenses.

All of the upgrades have been accomplished with future maintenance as a priority consideration. For our future savings, all of the upgrades are as maintenance free as our budget will allow.

Our biggest expense and inconvenience of re-paving our roads and driveways has progressed through Phase II with only one Phase left for next year. On the whole, we have been very pleased with job that Hudson Paving has delivered. (We're always interested in hearing owners comments.)

Note: Now that most of the Association has new roads, side walks, and driveways, we would like to remind everyone; PLEASE DO NOT PARK ON THE GRASS. If you or your guests break a sprinkler head, your unit will be charged for the replacement.

Please Be Considerate...

- Normally there is no overnight parking allowed at the mail house without prior notification. However, if you or your guests need to park a vehicle at the mail house overnight, PLEASE LET THE MANAGER KNOW.
- Refrain from on-street parking on Fridays so Waste Management can navigate our streets without needing to drive on lawns or over the traffic circles.
- Try not to park on Country Hill Road.
- Use the traffic circles and wooded areas for **rest stops** for your dogs – not the lawn or edges of the lawn.
- Do not let your dog out without a leash; it's against the Rules.
- Obey the speed limit to ensure safety for our children and walkers.