



## From the Board

Board members for 2010 are Mark Wheatley, President; Elaine Reid, Secretary; Al Reilley, Treasurer; Rick Balboni, Director; and Claire Azzalina, Director. The Board would like to thank Barry Gerstein and David La-France for their recent service.

Prior to the annual meeting, a survey was sent to unit owners asking them to rate in order of importance the three major projects the Board has identified as necessary in the next few years – landscaping, roads/ driveways, and siding replacement. Twenty-six surveys were returned with roads 1st, landscaping 2nd, and siding 3rd - all within a few points. Thanks to everyone who responded.

Several cars on McTavish Drive have been broken into during the past couple of months. It is important for all of us to keep our eyes open and report any suspicious activity first to the Nashua Police and then to Elaine Dev-

lin at Great North. We recommend vehicles be locked and valuables placed out of sight.

Nearly every winter at least one unit experiences a leak due to an ice dam. If this is caused by a roofing defect, the Association covers the damages. Most times, because our roofs are new, these leaks are caused by inadequate insulation in the attic or improper venting of exhaust fans. If this is the case, the unit owner is responsible for rectifying the problem and repairing the damage.

After the first of the year, a community email list will be developed, and anyone on this list will receive future newsletters and other routine correspondence via email. This will reduce postage costs. If you haven't already done so, please provide Elaine Devlin with your email address.

## Snow Removal Reminder

Jo-Ells is the contractor responsible for 2010 snow removal. As in past years, main roads will be plowed first; driveways and walkways will be done once a storm has ended. At that time, cars should be moved out of driveways to give the plow operator sufficient room to maneuver. Cars can be parked on Country Hill Road as driveways are being cleared.

During periods of snow, we ask unit owners and their guests to refrain

from on-street parking. On-street parking restricts both snow removal operations and emergency vehicles needing access to homes. Overnight parking that restricts road width to a single vehicle is not allowed.

If you encounter a problem with snow removal, contact Elaine Devlin at Great North. Also contact her if snow banks get to a level where they interfere with safe passage out of streets or driveways.

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### Points of Interest

- Always lock your car to prevent break-ins.
- During a storm, overnight parking that restricts road width to a single vehicle is not allowed.
- Survey says roads and driveways are owners primary concern.
- Please watch your speed on Country Hill Road.

## Annual Meeting Summary

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The annual meeting was held December 1, at the Holiday Inn. This year 43 unit owners attended. During the meeting, Claire Azzalina and Elaine Reid were elected to 2-year terms.

Condo fees for 2010 will be \$310/month.

Board members are very concerned with the amount of delinquent accounts and would like to assure the Community everything possible is being done to collect past due fees which amount to approximately \$40,000. Six units have been habitually delinquent.

Two of these are now on a stringent payment plan. The other four units have ignored all communications. As a result, the Board proposed services be withheld from these four units including snow removal and

parking privileges on both common and limited common areas.

A motion was made, seconded, and unanimously agreed to by all present to

authorize the Board of Directors to withhold any and all services they deem appropriate for any

unit more than one-year in arrears. The Board will now work with a legal firm to notify the delinquent unit owners.

**"Condo fees for 2010 will be \$310.00 per month."**

Additionally, a lien process for accounts over 90-days past due will be instituted.

## Rules Violations

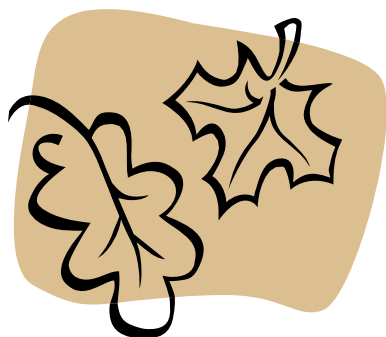
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During the past year, Board members instituted a new policy regarding rule violations. Gentle reminder letters or personal phone calls were made by Great North to the parties involved. Most of the time this worked. We will continue using this method in 2010. If we are unable to resolve an issue, a formal violation letter will be sent. This may result in a fine being assessed the unit owner.



## Advanced Porch Replacement Policy

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An Advanced Porch Replacement Policy is now being offered unit owners. This allows a unit owner to contract with the contractor who is doing porch replacements and to arrange to have the front porch redone before the scheduled date assigned by the Board for that particular street. Unit owner will pay out of pocket based on the size of the porch. When porches on the unit owner's street are done, per

the current paint and porch replacement cycle, the unit owner will be reimbursed the dollars previously paid. There is no inflation clause i.e. you will be reimbursed exactly what you paid. No money will be reimbursed if a unit owner moves before the porch is scheduled for replacement. Complete policy is posted on the website.

## Country Hill Estates

Great North Property Management  
100 Daniel Webster Highway  
Nashua, NH 03060-5214

Phone: (603) 891-1800

Fax: (603) 891-0086

E-mail: [elained@greatnorth.net](mailto:elained@greatnorth.net)

Condominium questions or concerns should be addressed to:

Elaine Devlin - Property Manager

Great North Property Management  
100 Daniel Webster Highway  
Nashua, NH 03060-5214

Phone: (603) 891-1800



We're on the web!  
[www.countryhillestates.com](http://www.countryhillestates.com)

Please remember...

Calls to Great North after hours or on weekends should be limited to emergencies only. The Association is billed twice the normal rate for weekend calls and a premium for after hour calls. Costs can be charged back to a unit owner if it is deemed the call was not a true emergency.

## Christmas Tree Disposal

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Morin's will pick up discarded Christmas trees on January 5th, weather permitting, or shortly thereafter in case of inclement weather. All decorations must be removed from the tree, and the tree should be placed on the side of the road next to your driveway. Trees covered with snow will not be picked up.

