



Newsletter

Volume 17, Issue 1 February 2003

Presidents Message

I could not believe it! I drew the short straw. Thus, it was decided I was to be the current president of this fine community.

When I first joined the board it was because I was not satisfied with how the maintenance was being done. I felt if I got involved I could make a difference. I think that we have made improvements in this department and hopefully this can continue. Currently, the major task this community is faced with is simplifying and updating the bylaws. We are making progress and hopefully, in the coming months we will have a document that we all can vote on. We have amended the rules, included in this mailing, so please read them. The CHECA Website is now online! Information about what is available and how this can simplify the workings of the community are also explained in this newsletter.

This year we plan to paint the front section of Country Hill. I believe there are 34 or 35 units that will be done as well as the pool house, garage and mail house if necessary. The roads and driveways are planned to be crack-sealed sometime after May 1st. We also need to do something about resurfacing the pool, but as of yet, have not settled on a contractor to undertake this job. Once the snow melts and we can uncover the pool, we plan to meet with potential candidates to determine the scope of work. We hope to have the work accomplished by the end of May. Keep your fingers crossed. Also we plan to get more proactive about the roofs. Fortunately, with this adverse weather, we have not had a lot of ice backup problems, though there have been some. Nothing compared to the winter of 1996 (I think). The plan is to do a visual evaluation of the exterior roof surface and pick the units with the worst curls, cups and broken

shingles and do those first, along with considering the units that have had ice backup problems. Hopefully this will solve any immediate problems. We may be able to get additional life out of those roofs that do not show as much age. Only time will tell.

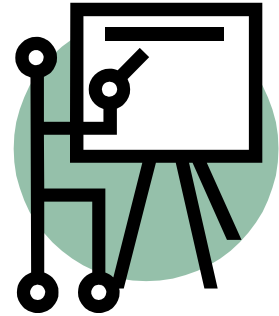
On the landscaping front, there are no major projects planned. For the most part the place looked good this past fall. I think we will go through the season and see where we are in the fall. If the dollars are available, there are some areas that could use reseeding; we will have to look at that later in the summer.

As the notice at the mail house (also in the newsletter) indicates, this particular board feels that visually, Country Hill can be improved. We all have different needs, wants, expectations and concerns. Because we choose to live in a condominium association, we cannot always have it our way. It does not matter whether you're at the top of the scale or the bottom, there has to be a balance, obviously, somewhere in the middle. We believe the new Rules package does that. Hopefully you do as well. If you feel you are guilty of any said examples; please rectify it! If we all live to a higher standard than what we feel the norm should be, the community can only benefit.

The current board is a diverse group in age, experience, expectation and concerns. We all look forward to continuing to help Country Hill grow as a cohesive community.

Mark Wheatley President

Note: Please remember that the final installment of the Special Assessment is due on or before March 1, 2003.



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

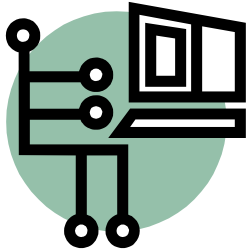
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Special points of interest:

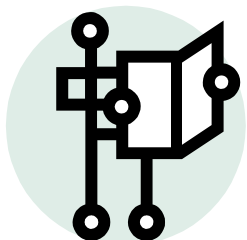
- New CHECA Web Site is live online, February 6, 2003
- Please update your "Emergency Personal Information" forms.
- New Late Charges instituted on delinquent accounts.
- Amended Rules package to take effect immediately.

New Web Site (<http://www.countryhill estates.org>)



Log on and stay informed with the current Association information.

“The web site went live on February 6, 2003. As the Web site is a new venture for us, we hope it will prove to be useful in promoting an open cohesive community.”



Stay informed by reading our current Newsletter.

First, the Board would like to take this opportunity to thank the Communications Committee, and specifically Donna Iwicki, for their work in developing our new web site. The web site went live on February 6, 2003.

As the Web site is a new venture for us, we hope it will prove to be useful in promoting an open cohesive community. Above all, the Board believes that by taking advantage of Internet technology, we will be able to streamline a number of the time consuming, expensive procedures, that it takes to manage an association of this size. We plan to have all the necessary forms and procedures available on-line for such things as approval requests for deck enlargement, satellite dishes,

planting flowers, etc., as well as pertinent association legal and financial documents. The potential savings to our bottom line could be substantial.

We will endeavor to provide access to timely information pertaining to our community.

We welcome your feedback and suggestions. Please respond by sending an email to our web master from the site, or by contacting our Managing Agent or the Board of Directors directly. Enjoy the site!

Note: Please read the following Adobe Acrobat Reader article for additional important web site navigation information.

Adobe Acrobat Reader

For those of you that are not familiar with Adobe Acrobat Reader, it is worthwhile to note, that in order to view most of the documents found on our new web site, requires that you have Adobe Acrobat Reader installed on your computer. This is a free application that allows you to view and print Adobe Portable Document (PDF) files on all major computer platforms, as well as, fill in and print Adobe PDF forms, on-line. You may download the free application from the Adobe Acrobat web site (<http://www.adobe.com/products/acrobat/readstep.html>). Just click on “download Reader” and answer the required questions. Next, follow the outlined procedures to install Adobe Acrobat Reader on your computer.

If you have never filled out an on-line form

before, just move your mouse pointer to the first field of the form. You will notice that the mouse pointer changes to an I-beam, at that point, just click in the field and fill in the requested information. You may then tab to the next field or repeat the above by clicking in the next field. The tab method is preferred. At the end of each form, you will find two buttons that are self explanatory, “Reset Form” and “Print Form”. The date field on all forms is filled in automatically. Remember to have your printer turned on before you push the “Print Form” button.

Then, if you need a copy of a specific document, just find it on the web site and print out as many copies as you need. Free!

Emergency Personal Information Form

Because emergency situations arise from time to time, it is essential that our Managing Agent have our pertinent personal information on file. Therefore, the Board would like all Unit Owners’ to update their “Emergency Personal Information” forms. The information will be used for emergencies only and the information will be kept strictly confidential.

To easiest way accomplish this, is to go on-line to our new web site, proceed to the Forms page, select the “Emergency Per-

sonal Information” form and fill out the form on-line using the above directions. After printing and signing the form, please mail or fax it to our Managing Agent at:

Great North Property Management
100 Daniel Webster Hwy
Nashua, NH 03060-5214
Fax: (603) 891-0086

No Internet access? Please call the Managing Agent for a copy of the form or get it from a neighbor that has Internet access.

Rules Package

Article V, paragraph 9 of our Bylaws provides authority to the Board for making and amending Rules respecting the use of the association property.

Accompanying this Newsletter, you will find a new Rules package. The Board has endeavored to provide the community with a comprehensive set of suggestions that address areas of concern faced by all unit owners as well as an amended set of Rules to more specifically enumerate a code of conduct that is invaluable to the success of a cohesive community.

The Rules become effective immediately. Please take the time to familiarize yourselves with them.

Insurance

In order to combat the huge increases in the cost of the association Master Insurance Policy premiums, we have been forced to change our insurance carriers this year. As an additional cost saving measure, we have elected to raise our policies per incident deductible amount to \$2,500.00.

Please check your individual insurance policy (usually an HO6, homeowners policy) to make sure that your individual homeowners policy covers you for the new association Master Policy deductible amount.

New Late Charges

Up to the present, all delinquent Owners have been charged 12% (APR) interest on overdue condominium fees. Unfortunately, this small amount, about \$2.19 per month on our current \$219.00 fee, has had no effect on chronic delinquencies. So in order to facilitate the collection of delinquent monthly fees, the Board has directed Great North, as permitted by our Bylaws, Article XII, 1(e), to add, in addition to the 12% interest charge, a \$25.00 late charge to any owners account that is delinquent for over thirty (30) days.

Construction Trash

As the spring and summer months approach, owners tend to start their remodeling projects. Please remember that our contract with the waste removal contractor, strictly prohibits owners from including any construction debris, large appliances, old carpeting, etc., in our normal weekly trash pickup.

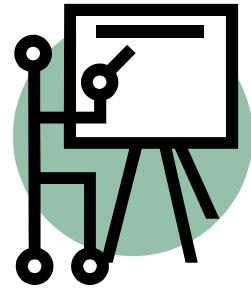
If you have any construction trash, appliances, old carpeting, etc., you will have to make arrangements with the contractors doing your work for the disposal of prohibited items.

Alternatively, you can purchase a landfill permit from the city and dispose of the debris yourself.

Household Pets

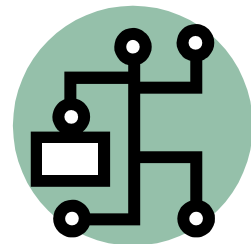
The Board has been made aware of the fact that household pets are running free on association property. Please remember that association Rule 25, applies to all household pets. Rule 25(b) specifically states that all pets, when outdoors, must be accompanied by an adult owner, or an adult designated by the owner and must be carried or be under the physical restraint (leash) of that person. Pets must not be allowed to run free.

If you are a pet owner, please be aware that repeated violations of Rule 25 could cause the removal of your pet from association property.



Check out our Bulletin Board at the mail house.

“Article III, 1(e) of our Bylaws provides authority to the Board for making and amending Rules respecting the use of the association property.”



Keep track of current changes.

Attic Insulation



Insulation of unit attics is of particular concern. Proper insulation of unit attics is a major factor in determining the longevity of unit roofs, not to mention the costs of heating and cooling the units. If unit attics are not insulated correctly, it will result in the formation of ice dams from melting snow. This condition is caused by heat loss which is due to deficient insulation package installations. These ice dams will affect the structural integrity of the roofs and cause them to leak. As a Unit Owner, it is your responsibility to inspect your attic insulation package. If, after inspection, your insulation package is determined to be deficient, you must bring it up to current industry standards, at your sole cost and expense. Please consult an insulation professional.

The replacement of unit roofs are a major expense for CHECA, so please be proactive

in evaluating and correcting deficient insulation package installations. You will not only benefit by lowering the costs of heating and cooling your unit; it will also decrease the assessments needed to fund the Reserve account for roof repair and/or replacement.

CHECA Policy: If a unit roof fails after CHECA has repaired and/or replaced a unit roof and it is determined that the failure is due to the Unit Owner's negligence (a default) in perfecting deficiencies in his attic insulation package by bringing the insulation package up to current industry standards, all appropriate cost and expense of all subsequent repairs and/or replacement of the roof and any adjacent damage to the interior and/or exterior of the unit, will be borne solely by the Unit Owner, as set forth in Article XII of the Bylaws.

Great North Contact Info:

Phone: (603) 659-3500
Fax: (603) 891-0086
E-mail: rfitzy2@covad.net

Spring Walk Through

One of the projects the Board has decided to undertake for the New Year is to address the issue of personal items being stored (left) outside of the units. As we all know from our documents, the property directly around all of the units at Country Hill Estates is designated as Common Area (which includes Limited Common Area). These definition may be found in the "Glossary of Terms" section of the Rules document, published on the web site. The Rules and Bylaws do not allow for storage of personal or business property anywhere within these areas.

Items of concern include toys, bikes, storage of items of any type behind shrubs and under decks (which is Common Area), basketball hoops left up all winter, dog tethers and runs, vehicles parked on lawn areas, vehicles parked overnight at the mail house overflow parking area that do not have permission to be there, trailers left overnight on the streets or in driveways, and any other items that are not allowed to be on the property based on the community rules.

The Board feels that these items are not only unsightly and in violation of the rules but in some cases, could pose a safety risk to children playing in the area. Also the

accumulation of these items and debris is unsightly and detracts from the visual quality of the community. For a few to do this while the majority of the community abides by the rules is unfair to the majority. Fortunately, this is not a widespread problem throughout the community and involves only a small number of units. In the interest of all that live here, this issue must be addressed now. Please read the Rules.

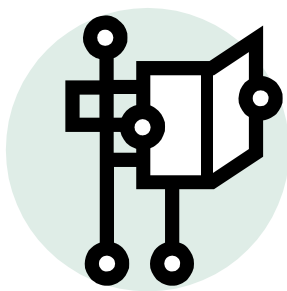
We are asking that anyone who is currently storing (leaving) either personal or business related items around the outside of their unit to please remove them. All of our units have basements and most have garages. Please utilize these areas for your storage needs.

We will be asking Great North to do a walk through in the early spring. They will be directed to send out violation notices regarding any items found to be stored (left) on the Common or Limited Common areas.

We would prefer this issue to be a self-policing one and hope that this notice will serve that purpose.

Thank you in advance for your continued cooperation in this matter.

(This notice is also published on the Bulletin board at the mail house.)



Stay in up to date with Association news and current events by reading our Newsletter online too.