



Newsletter

Volume 18, Issue 1 February 2004

Presidents Message

I would like to begin by thanking those of you that took the time to respond to our amendment vote request and mortgage information. It is helpful to know where the community stands on this issue, to guide us in a particular direction. A few individuals have invested a lot of time creating a document with clearer wording, to help facilitate the governing of Country Hill. We need 67% of the community's vote (yay or nay) to move ahead one way or the other. For those of you who have not voted, it would be terrific if you would, so that we can move forward.

This year we hope to pick up where we left off last fall and improve on our shortcomings. We will continue to communicate through current posting at the mail house and on our web site. Writing newsletter articles is difficult for me, but we will try to continue to send one out three or four times a year. Commentary or articles from any unit owner would also be great.

We have found a sub-contractor, Joel Sanborn, who is doing the carpentry-type maintenance. He has worked out really well with the things he has done so far. Joel will continue with the original porch repairs once the snow melts. This board decided to repair the pressure-treated wood with the same material, instead of replacing them with a wood-plastic composite, mainly for cost reasons, and the treated materials have served us well for fifteen-plus years. The fence on the Nashua high school side of the property has been shored up and repaired with the hope of buying us some time for the replacement of the fence. All in all, the fence is not in bad condition. Mostly, the connection between the post and fence section was the problem.

The winter has treated us well in regard to

the roofs. Based on my inspections, some of them are deteriorating quickly. If we can do as many as thirty this year, we should be able to put the worst behind us. That is the current plan. Work should start in March, if the weather allows. We also hope to repair/replace some of the deteriorating timber retaining walls this year. We are starting to evaluate this now. In my opinion maintenance is the biggest issue we are currently faced with. We are trying to keep our eyes open and stay on top of as much of this as we can. If you are aware of something that needs to be addressed, let us know.

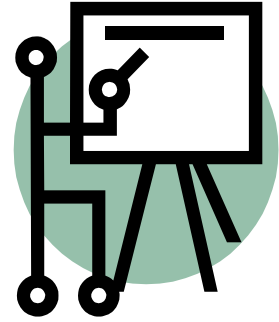
For those of you that enjoy participating in the community yard sale, we blew it last year. This year, we have set a date already (see page 3). I hope this helps.

We will keep you informed by posting a notice on the Bulletin Board at the mail house and on the web site about when the 2004 painting cycle will begin, when the irrigation may be turned on and about any other common happenings. A pile of shingles in front of your unit will be your clue that your roof replacement/repair is imminent. We hope all of this is helpful.

Lastly, we are still on our kick to improve the visual appearance of Country Hill Estates. Those of us that chose to store personal belongings, construction material etc., around our units or under our porches and decks, help us out and move it now. Violation notices will be going out soon to those who may have missed something. Enjoy the rest of the winter.

Thanks.

Mark Wheately, President



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

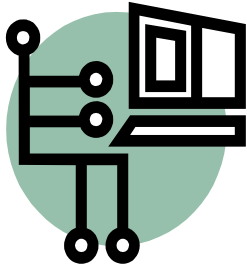
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Special points of interest:

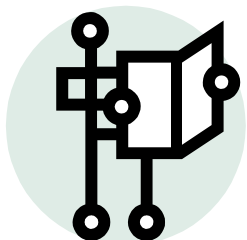
- Annual Meeting Comments in regard to attendance, etc.
- Information about the Painting Cycle for 2004.
- To date vote tally on the proposed amendments to our Declaration and Bylaws.
- Vote for open seats on the Board of Directors at the Annual Meeting.

The Flowers of Spring



Log on to the Association web site to stay current with community news and events.

“If you have not returned your completed ballot and you want to be governed by legal documents that are clear, concise and equitable to all, support our community by returning your ballot today!”



Stay informed by reading our current Newsletter.

Spring is just around the corner! And with that are thoughts of blooming flowers and shrubs. Some of you may already be planning what you would like to plant around your units. Just a reminder that only flowers can be planted in existing unit perimeter flowerbeds. Any extension of flowerbeds or the creation of new flower beds must be approved by the Board. Requests forms (available on our web site or from

Great North) must be submitted in writing to Great North and will be either approved or denied at the next scheduled monthly Board meeting (usually held the 3rd Tuesday of every month). Please note that growing vegetables in flowerbeds or creating vegetable gardens is strictly prohibited. We look forward to Spring and the color and beauty of the flowers our resident gardeners plant.

Status (Amended Declaration and Bylaws)

A short explanation for our new owners:

More than a year ago, the Board of Directors made the decision to create a Committee to update our Bylaws. The task of the committee was to develop amendments that would clarify the rights and responsibilities of unit owners, non-owner residents and the Board of Directors that manage our association. Since Condominium association exists because they offer choices, lifestyles, amenities and efficiencies that people value, the Committee was directed to accomplish this task by striking a reasonable, logical balance between the interests of individual unit owners and those of the community as a whole. It is with this challenge in mind, that the Committee has formulated the amended Declaration and Bylaws (amended documents available on the “Documents” page of our web site – www.countryhillestates.org).

Although the legal process to amend our Declaration and Bylaws has been complicated, and meant to be that way, all owners that attended our Annual Meeting in December 2003, had the opportunity to vote on the proposed amendments.

The Annual Meeting vote resulted in 37 “Yes” and 5 “No” votes.

Because owner attendance at the Annual Meeting was not sufficient to obtain enough votes to affirm the amended documents, the Board voted to mail out ballots to owners that did not attend and vote at the Annual Meeting.

The results of the mailing thus far (some

ballots are still trickling in) is 40 “Yes” votes and 1 “No” vote.

The totals to date are 77 “Yes” and 6 “No” votes. As we need 92 affirmative votes to approve the amended documents (67% of 137 units) we are still 15 “Yes” votes short.

To reiterate the position of the Board; the Board is confident that by adopting these amendments there will not only be less potential for conflict within our community but the amendments will also provide essential tools to help manage the critical and delicate balance of rights between individual unit owners with those of the community as a whole. Therefore, it is extremely important for all owners that have not returned their completed ballots to do so, today!

If you did not attend and vote at the Annual Meeting and for some reason, you did not receive a ballot by mail, or you have misplaced your mailed ballot, please contact Richard Fitzgerald at Great North to obtain a replacement ballot.

The Board *can not over emphasize the importance* of affirming the proposed amendments. If you have not returned your completed ballot and you want to be governed by legal documents that are clear, concise and equitable to all, support our community by returning your ballot today!

Your Board of Directors

2003 Annual Meeting Comments

As you know, our Annual Meeting was held on December 3, 2003 at the Elks Club located at 120 Daniel Webster Hwy in Nashua.

The Annual Meeting is the only scheduled meeting we have each year and it is important for unit owners to attend. It was the culmination of the year's events in our community and it's purpose was to communicate the state of the Association to unit owners, allow interaction between the BOD and unit owners, elect new members to open seats on the Board of Directors and to vote on other pending business; e.g., the vote on our amended documents.

Although we achieved a quorum, which allowed us to vote new members to serve on the Board, the number of unit owners

attending was not sufficient to complete the vote to accept our amended condominium documents. Therefore, the meeting was purposely left open so that we could legally solicit votes on our amended documents from owners that did not attend and vote at the meeting (legal requirement to pass our amended documents are 67% affirmative votes out of our 137 total units).

The unit owners attending voted to fill the 2 open seats on the Board by electing:

- John Cole and re-electing
- Mark Wheatley.

For a more in-depth analysis of the vote on our amended documents, see the *Status*: article on page 2.

Annual Yard Sale

Because individual yard sales are prohibited by the legal documents of Country Hill Estates, we will hold our community-wide annual yard sale on Saturday, May 15th the Saturday after Mothers Day weekend.

This is your yearly opportunity to get cash \$\$ for those items that are too good to

throw away. Remember, one person's trash is another person's treasure. So get to work cleaning out your attics, basements, and garages. Sort and tag your items for what could turn out to be a profitable day.

Unit Roofs (Commentary)

This is a follow up on some comments I made last winter, in regard to unit roof condition.

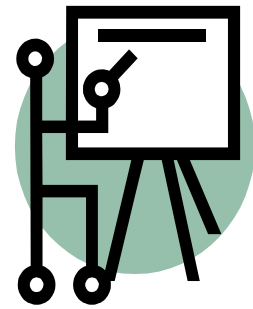
I still believe that if we can make this roofing project last for as many as six more years, we will have the funds to complete all the roofs in Country Hill Estates. The variables in the out years are obviously the speed at which the roofs may deteriorate and any increases in the replacement cost.

Most of our bathroom exhaust fans are vented directly into the attics. This and other sources of warm air to the cold attic are detrimental to the roof sheathing and ultimately the roof itself. If, on a cold day, you stick your head into the attic and there is frost on the exposed nail heads or

the plywood itself you have this problem and you should rectify it. Your access to the attic should fit with no big gaps and ideally have some sort of insulation over the access panel.

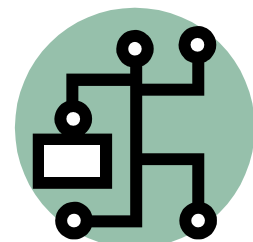
The point of this commentary is to reiterate that warm air escaping to the attic is not good, it's not a roof problem and it's something you can repair easily to help preserve your roof and make heating your home more efficient.

Mark Wheatley



Check our Bulletin Board at the mail house for breaking news and events.

“This is your yearly opportunity to get cash \$\$ for those items that are too good to throw away. Remember, one person's trash is another person's treasure.”



Keep up with all the current news and events.



Contact Info:

Phone: (603) 891-1800
Fax: (603) 891-0086
E-mail: office@greatnorth.net

Christmas Decorations

Yes, it's past the time to take down your exterior Christmas decorations. So store away all those timeless and precious family heirlooms that may still be hanging from your unit, your front door, your porch or your shrubbery.

Please remember that unit owners who leave their Christmas decorations up past January 31, 2004 are subject to a violation notice.

Painting Cycle 2004

In keeping with our established maintenance protocol, the units to be painted during this years painting cycle will include all the units on; Jamaica Lane, Amalia Drive and Scarborough Drive.

Before painting commences, Great North will inspect all the above mentioned units. Particular attention will be paid to unit windows and garage doors.

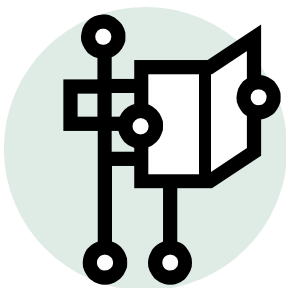
As you know, the Association is responsible for the maintenance painting/staining of only the exterior surfaces of exterior trim, original decks/porches, garage doors, entry door frames, windows, bulkheads and the metal foundation windows.

In the case of windows, it includes window frames, sills and windows. In the case of garage doors, it includes garage door frames and garage doors. In the case of entry doors, the frames only (not the door).

If any windows or garage doors are found to be in need of replacement (in other words, their

condition is beyond the normal maintenance provided by the Association and they are found to have major defects that affect the integrity of the window/garage door), the unit owner will be required to replace, at their own expense, the defective window and/or garage door. In such an event, defective windows and/or garage doors will not be painted as it would be a waste of money.

Please be aware that our legal documents stipulate that the Association has the right and responsibility to protect the integrity of all units. If defective windows/garage doors are not replaced by a unit owner when notified of a defect, the Association has the right to replace the defective items. In such case the Association will replace any defective items and the unit owner will be charged for replacing the defective items and any additional legal charges incurred to accomplish the replacement.



Stay up to date with Association news and current events by reading our News-letter on-line too!