

## Country Hill Estates Condominium Association

# Newsletter

February 2007

### Inside This Issue

- 1 Message from the Board
- 2 Bus Stop
- 2 Gutters
- 2 Snow Removal Reminder
- 3 Delinquent Accounts
- 3 Window Replacements
- 3 Biannual Yard Sale
- 4 Painting 2007
- 4 Fees & Management

---

*In 2007 we plan to finish the roofing project, improve the landscaping, and start to develop a long-term plan for the repair and maintenance of our roads and other common property.*

---

### Message from the Board

Our Annual Meeting was held on December 14<sup>th</sup>, 2006. Attendance was very low. It was suggested that holding the meeting earlier in the year might help increase attendance. We will schedule the 2007 meeting on an earlier date but our Condominium Declaration requires that the Annual Meeting be held between November 15<sup>th</sup> and December 15<sup>th</sup>.

Claudette Dube-Bulsa, Mary Mizara, and Irene Holland were elected to serve on the Board of Directors. They join Barry Hallenbeck and Claire Azzalina to form your Board of Directors for 2007.

On behalf of the entire community, the Board would like to thank Al Reilley for his years of service on the Board. Al's knowledge of the community and diligent efforts will be missed.

In 2007 we plan to finish the roofing project, improve the landscaping, and start to develop a long-term plan for the repair and maintenance of our roads and other common property.

We continue to monitor the condition of the roofs not yet replaced. As we gear up to begin this final phase of the roofing project, we are prioritizing the list of remaining roofs according to their condition. If you have a roof leak, please notify Great North immediately to arrange an appointment to have it inspected during business hours. We plan to start the roofing work a little earlier this year, weather permitting. All the roofs will be finished as quickly as possible.

As soon as the weather warms a bit, we plan a walk-through with our landscaping contractor to identify specific landscaping problem areas. We have sunken areas that need to be filled, areas that need to be reseeded, shrubs that need to be trimmed or removed, cul de sacs that need to be cleaned, etc. You can expect increased activity this spring and summer as we address these problems. We have already started to trim back trees that overhang roofs. The contractors and Great North did a great job cleaning up after the recent ice storms. In the aftermath of those storms, we identified some tall pine trees that have begun to tilt precariously and/or have begun to rot at their bases. We will remove these trees before they can fall onto anyone's home or other property.

---

*Completely removing the bus stop is the most economical solution and the most likely to improve the situation.*

---

## Bus Stop

At the Annual Meeting, the bus stop was discussed at great length. We currently have teenagers hanging out at the bus stop late at night. These teens have been seen drinking there and vandalizing our property. At other times, younger children have been seen climbing onto the roof of the bus stop. In order to prevent this behavior, the Board is considering several options: The first option is to remove the bus stop altogether. The second option is to modify the structure, removing most of its walls to make it more open and, thereby, less attractive as a hangout. The third option is to replace the structure with something new. All three options include considerable cost. Completely removing the bus stop is the most economical solution and the most likely to improve the situation. We welcome feedback from the community as we consider all options.

If you see any drinking or vandalism occurring at the bus stop contact the Nashua Police Department. An end to the bad behavior would save the Association the expense of demolishing the bus stop and allow us to keep a shelter for the kids that use it.

## Gutters

Everyone should know that gutters and downspouts are neither supplied nor maintained by the Association, regardless of when or by whom they were installed. Maintenance of gutters is at the unit owner's expense.

The Association has spent hundreds of thousands of dollars replacing roofs. A single ice dam can damage a new roof. Any such damage will be repaired at the unit owner's expense.

In February the property manager will make a list of units with gutters in need of immediate cleaning. All owners of units on the list will be notified and given 14 days to clean their gutters or notify Great North of their intention to clean them. Once notified, if a unit owner takes no action the Association will have the gutters cleaned. The unit owner will be billed for this expense.

## Snow Removal Reminder

Our plowing contractor for the past several years, Joell's Landscaping, has been hired again this winter. We would like to remind everyone that, if it ever does snow, the roads will be Joell's first area of concern. When the roads are safe and the storm has abated he will tend to your driveways. Please be mindful of his presence on the property. Wait until the storm has ended and he has begun working on the driveways. Then move your vehicles out of your driveways so they can be plowed. We are confident that Joell's will do a great job for us again this season.

---

*...gutters and downspouts are neither supplied nor maintained by the Association....*

---

## Delinquent Accounts

In 2006, as in past years, our Annual Meeting included a discussion of delinquent accounts. Rest assured that we take the appropriate steps to ensure that fees are collected. Since the Annual Meeting, we have had great success collecting fees from some long past due accounts.

When an account is 15 days past due, a statement is sent to the unit owner from the management company. Unit owners with accounts in excess of 30 days past due are obligated to pay interest on all amounts due at 12% per annum from the due date. In addition, a late fee of \$25.00 is charged for each 30 day period an account is in arrears. When an account is 30 days past due, a late notice is sent to the unit owner. At 60 days past due, a second late notice is sent. At 90 days past due, a final late notice is sent informing the unit owner that their account will be referred to legal counsel for collection. All legal fees are added to the account's balance. Once the account has been turned over to legal counsel, the attorney sends a memo to the owner. If the unit owner does not respond, a lien is then placed on the unit. The attorney works to secure payment. If all else fails, we take the delinquent party to court for a judgment and a court-defined payment plan.

## Window Replacements

It was recently brought to the Board's attention that some unit owners have replaced their windows without following the Association's specifications for window replacements. Those specifications require that the window or door, including all trim, is maintenance free (i.e., white vinyl or white aluminum). Exposed wood trim is not acceptable.

If you plan to replace your windows, it's important that you follow the Association's procedures and specifications. Window replacement requires written Board approval. To obtain approval, please submit a completed *Miscellaneous Alterations* form. The form is available on the Internet at [www.countryhillestates.com](http://www.countryhillestates.com). Click on "Request Forms". If you do not have Internet access, contact Great North Property Management for the forms.

## Biannual Yard Sales

Our community-wide yard sale is scheduled for Saturday, May 19<sup>th</sup> with a rain date of May 20<sup>th</sup>. An advertisement announcing the event will be placed in the Nashua Telegraph. On the day of the sale, a sign will be posted at the entrance to Country Hill.

Our second yard sale is tentatively scheduled for September 29<sup>th</sup>.

Our rules prohibit individual yard sales so mark these dates on your calendars!

---

*Since the Annual Meeting, we have had great success collecting fees from some long past due accounts.*

---

---

*Need clarification of any of our Association's rules? All the rules, regulations, and forms are available on our website:*

**[countryhillestates.com](http://countryhillestates.com)**

---

## Painting 2007

We will continue our normal painting cycle. The Association is responsible for the maintenance painting/staining of only the exterior surfaces of exterior trim, windows, entry door frames (not the entry doors), garage doors, original decks/porches, bulkheads and the metal foundation windows.

Next month, the property manager will inspect all units scheduled for painting this year. Any windows or garage doors found to be in need of replacement will not be painted. Unit owners must replace defective windows and garage doors at their own expense. Any necessary repairs of original decks and porches will be made prior to painting.

The streets scheduled for painting in 2007 are:

- Edis Lane
- Trocha Street
- Jasmine Drive
- Meghan Drive
- Timothy Drive
- Tracey Avenue

Each unit owner will be notified before painting of their unit starts.

## Fees and Management

A reminder to everyone: The monthly condo fee is now \$295. Each unit owner should have received a coupon book and window envelopes. Please use these coupons and envelopes when sending in monthly condo fee checks. This new system helps ensure that your payments are posted quickly and accurately.

Any problems or questions should be addressed to our property manager, Chris McCarthy:

Great North Property Management, Inc.  
100 Daniel Webster Hwy  
Nashua, NH 03060-5214

Voice: (603) 891-1800  
Fax: (603) 891-0086  
E-mail: [chris@greatnorth.net](mailto:chris@greatnorth.net)

---

*The streets scheduled  
for painting in 2007  
are:*

*Edis Lane  
Trocha Street  
Jasmine Drive  
Meghan Drive  
Timothy Drive  
Tracey Avenue*

---

---

*Board of Directors:*

*Barry Hallenbeck, President  
Mary Mizara, Treasurer  
Claudette Dube-Bulsa, Secretary  
Claire Azzalina, Director  
Irene Holland, Director*

---