

Country Hill Estates Condominium Association

Newsletter

February 2008

Annual Meeting

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The 2007 Annual Meeting of the unit owners was held on November 15th at the Crowne Plaza Hotel. Attached to this mailing you will find a copy of the meeting minutes. David LaFrance and Renee Barry were elected to serve on the Board of Directors. They will join Irene Holland, Mary Mizara and Claudette Dube-Bulsa to form your Board of Directors for 2008. The Board recently met to elect officers. Mary Mizara will be serving as president. Claudette Dube-Bulsa will serve as Secretary and Renee Barry will serve as Treasurer.

On Behalf of the entire community, the Board would like to thank Claire Azzalina and Barry Hallenbeck for the years of service they provided to Country Hill. Their help and knowledge of the community will be missed.

Gutters

During a recent inspection of the property we noticed that several unit owners are not properly maintaining their gutters. Many of them look like they have not been cleaned out in years. The Board would like to remind everyone that it is the unit owners' responsibility to maintain their gutters. We have received a proposal for gutter cleaning from a local vendor. Any unit owner who is interested in acquiring his services may do so by contacting Bob Lemire at 508-397-1010. We would also like every unit owner with gutters to know that it is okay to have them removed if you want to.

In 2008 we plan to start taking a long hard look at the condition of the roads, and develop a long-term plan for their eventual replacement.

Snow Removal Reminder

During a snow storm, keeping the roads open will be the first priority for the plowing contractor.

Joell's Landscaping has been doing the plowing on the property for several years, and they have been contracted again for this winter season. We would like to take the time to remind everyone that when it snows the roads will be the first area of concern for Joell's. After the roads are safe and the storm is over he will then move on to the walkways and your driveways. We ask that you please be mindful of his presence on the property, and when you hear or see the plow on your street please move your vehicles out of your driveways so that he may plow them out. Once he has plowed your driveway, please make sure to move your vehicle back. We are confident that Joell's will do another great job for us this season.

Roads

Now that the roof replacement project is over, the next major area of concern for Country Hill is the condition of the roads. At the annual meeting a few unit owners volunteered to serve on a committee to assist the Board and Management Company when it comes to evaluating the roads.

The Road Committee Members are as follows:

Barry Hallenbeck
Dave LaFrance
Mark Wheatley
Richard Small

Trees

Sayco Tree has finished their winter pruning/ removal project on the property. Several trees were leaning or overhanging our new roofs. The Board will continue to monitor the trees closely in the future..

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

Insurance

The Master Insurance Policy has been renewed with CAU. In order to make sure that everyone is on the same page with what is covered under the Master Insurance Policy, I have asked the insurance agent to draft a letter that unit owners may show to their own individual HO-6 policy agents. The Letter is attached to this mailing. Please show this letter to your insurance agent to assure that you are insuring your home properly and in accordance with the master policy.

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

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. Click on "Request Forms". If you do not have Internet access, contact Great North Property Management for the forms.

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

countryhillestates.com

Late Fees

As you all know the Management Company will not be charging any late fees for the month of January due to the tardiness of the payment coupons and envelopes. However, there are many owners who have balances on their accounts from old late fees they have neglected to pay. These late fees will not just disappear. If you are receiving statements from Great North please do not ignore them. Contact Great North and reconcile your balance. The Board will move forward with legal action against any unit owner who does not comply with paying late fees and bringing their account current.

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

Board of Directors:

Mary Mizara, President

Renee Barry, Treasurer

*Claudette Dube-Bulsa,
Secretary*

Irene Holland, Director

David LaFance, Director

*If you have a question on your
account balance, the number
to the Great North Accounting
Office is 603-436-4100*
