



Newsletter

Volume 19, Issue 1 January 2005

Presidents Message

Another year, same challenges.

The annual meeting was lightly attended, presumably for lack of interest or complete satisfaction, not due to the inclement weather. There were no new candidates for board positions so the same five of us will represent you. Financially, the association is in good shape. With the increase in reserve contributions, we should continue to improve. We have good, reliable contractors who we are working with and we look forward to continued business with them. Our weak points seem to be aesthetics and timely action. I believe we are improving on the timely action. The aesthetics will require help from all of us in order to accomplish.

This newsletter will primarily deal with what the Board thinks is acceptable based on our understanding of the Bylaws and rules and what we expect from the members of the community. The Bylaws and rules are in place to help maintain an environment that is pleasant for all. We, as a community, voted (by majority) to live by our current amended Bylaws. This board is trying to follow that document.

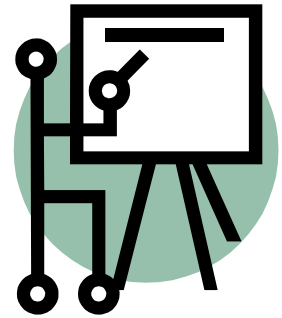
If you want to do something to the exterior of your unit you need to ask

in writing. State your case based on how you interpret the Bylaws. Be specific and expect to be asked questions if something is not clear. If you get a notice that there is something amiss around your unit or you are in violation of something, rectify it. If you need clarification, ask. The communication you received was initiated for a reason, so make sure you follow through. If you see something that you feel is counter to the rules or Bylaws, let the managing agent know. If we all work together, we can continue to improve what Country Hill is and should be.

The Bylaws and rules do not allow for collections of personal items, construction debris, lawn furniture, etc on the common area. Put your stuff away. Pick up after your pet. Live to a higher standard and the whole community will benefit.

Cheers.

Mark



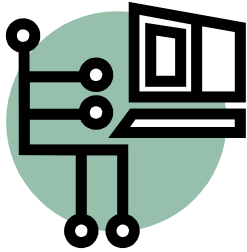
To inform and keep you up to date with our Association.

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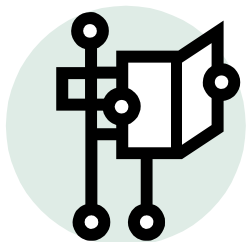
Special points of interest:

- There has been some discussion of late, about what you can expect if you are found in violation of our community Rules.
- This year the maintenance painting will commence early in the season.
- How are violations handled at CHECA – an in depth explanation.
- Check out our new Quick Reference Guide.



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

“This past year numerous unit owners have taken it upon themselves to replace entrance doors and windows without obtaining written permission from the association.”



Stay informed by reading our current Newsletter.

Reminders

This past year numerous unit owners have taken it upon themselves to replace entrance doors and windows without obtaining written permission from the association. You owe it to the community to inform the managing agent and the board of your intentions. The requirement is that the window or door, including the trim, must be maintenance free (i.e. white vinyl or white aluminum). There are numerous examples where this requirement has been ignored. When and if we become aware of these changes, you will be asked to rectify the problem in short order. Three particular cases are known as of now, so consider this your notice. If you want to update your windows or doors, fill out the form.

Icicles

This recent weather has created large icicles on some units. Typically, the cause of this is heat loss from within the unit. Most often, this is from misplaced insulation, bathroom exhaust fans venting into the attic space or sometimes attic access panels misplaced. If this icicle condition exists on your unit, you should investigate to see if any of these conditions are applicable to you.

What You Can Expect

There has been some discussion of late, about what you can expect if you are found in violation of our community Rules. Some folks, that received violation notices, felt that the letter that they receive to notify them of their violation, was much too harsh. Some even felt that they were being singled out. Let me assure everyone that it is not the Boards intension to be harsh or vindictive. It is very time consuming for our managing agent and the Board to act on violations, but unfortunately we have folks residing here that seem to have no concern for the majority who

choose to live by the Rules. It is not the purpose of the Rules to punish people. Their purpose is however, to notify folks that they are in violation of the Rules that they elected to live by when the moved to Country Hill Estates.

Another thing that is getting out of hand is the installation of satellite dishes. You need to fill out the form and install the dish as spelled out by the rules. Part of that requirement is that the dish cannot be installed on the roof and that the wires need to be minimal and orderly.

Pick up your pets feces. Still, to this day, there are signs of the lazy ones who want a pet but do not want to be completely responsible for their maintenance. If you do not want to pick up after them, either you or the pet do not belong in this community. It is not fair to your neighbors who enjoy walking the grounds or to the people who maintain our property, to have to deal with your inability to properly care for the animal.

Our advise would be to hire a certified insulation company to do an evaluation of your unit. Most of them will do a free evaluation (be sure to ask first). Then follow their proposed remedy for your specific situation. They will probably be able to save you some dollars on your heating bill too.

The fix for a violation letter is simple. Correct the violation and send the “Notice of Correction” back to Great North within the allotted grace period. That will end it; as long as you don’t have subsequent violations of the same Rule within a 15 month period.

Clarification On Violations

So you will more fully understand our violation procedures, the next section will make you aware of Rule 7.

In the following section, we have included a copy of the Rule that governs the way that violations are handled.

Rule 7.

7. Enforcement of Condominium Rules.

When a violation of the Rules and/or Regulations is reported in writing to the managing agent or the Board, and it is determined that a violation has indeed occurred, the following will take place;

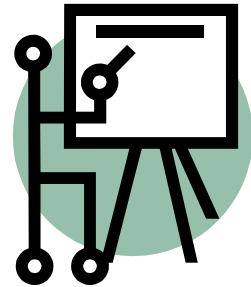
- a) The violator will receive a written "Notice of Violation" and a "Notice of Correction" to be signed and returned to the Board by the violator.
- b) For the purpose of this Rule, "incident" is defined as the violation of one Rule and/or Regulation. (e.g., violation of 3 different Rules equals 3 "incidents".)
- c) If, within ten (10) days of the violation notice, the violation does not cease, a \$25.00 per incident fine will be levied against the unit of the violator for each week or part thereof, of the continuing violation, without further notice.
- d) Upon resolution of any violation, subsequent abuses of the same Rule and/or Regulation within a 15-month period will carry a \$50.00 per inci-

As an Addendum to this Newsletter, we have also included a copy of the violation notice that will be sent out to owners found to be in violation of the Rules.

Please remember, it's only a warning.

- e) If it is not possible for the Board and/or management company to be aware of and react to all possible violations on a timely basis, the failure to act quickly on enforcing a violation shall in no way restrict or alter the Board's authority to enforce the Rules and/or Regulations on subsequent occasions.

Upon amendment of this Rule by the Board, any unit then currently in violation of any Rule and/or Regulation when such amendment takes effect, shall be required to conform to the terms and conditions of such amended Rule and/or Regulation for the balance of any continuing violation.



Check our Bulletin Board at the mail house for breaking

“The streets that will be painted this year will be Fitzpatrick Circle, Brussels Drive and McTavish Drive”

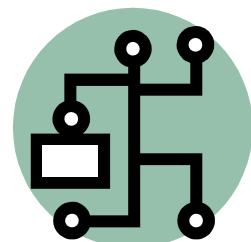
2005-Painting/Power Washing Schedule

This year the maintenance painting will commence early in the season. First, the units will be power washed and all repairs that must be done before painting will be accomplished. The streets that will be painted this year will be:

- Fitzpatrick Circle,
- Brussels Drive,
- McTavish Drive

As we had money left over from our 2004 operating budget, we plan to power-wash all the units on Trocha Street and Tracey Avenue.

Another street or two will be added based on a future inspection. This will bring the additional total to approximately 40 units. This will leave approximately 40 units for the 2006 season and will get us caught up on this task.



Keep up with all the current news and events.

QUICK REFERENCE GUIDE

Please note that this is just a Quick Reference Guide. If you don't find what you're looking for below, please consult our Managing Agent at Great North or your Condominium Documents. If you don't have a copy of our Documents, you can print a copy from our web site. (www.countryhillestates.org)

COMMON AREAS

Activity	Allowed (Yes/No)
General	No – You can not alter anything that is defined as Common Area of the property. Most of the exterior of your unit is considered Common Area.
Outdoor Storage	No – Personal items of any kind cannot be left outside over night except authorized vehicles, deck furniture on decks and free standing basketball nets between April 1st and October 31st.
Antennas/Satellite Dishes	No – You must apply in writing (forms available) to the Board
Trash/Trash Receptacles	No – Trash receptacles must be stored in your garage if you have one. They may be put out the night before our scheduled pickup and must be put away the evening of the pick-up.
Christmas Decorations	Yes – They must be removed by January 31 st .
Yard Sales	No – Except our annual yard sale.
Household Pets	Yes – When outside, pets must be carried or leashed and under the physical control of an adult owner. Pets are only allowed to urinate and defecate in the wooded areas of the property and all feces must be removed.
Signs	No – Not allowed on the property or on any part of the units.
Pool Rules	No floats, pets, alcoholic beverages or glass containers. Toddlers must be potty trained or wear cloth diapers and rubber pants. Other restrictions apply. Check the Rules.
Tennis Courts	No pets, alcoholic beverages or glass containers allowed. Tennis is the only activity allowed on the tennis courts.
Vehicles	No unregistered vehicles of any kind. Additional regulations apply. Please check the Rules for further clarification.
Garden Beds	No garden beds allowed except for the original perimeter garden beds around your unit. The growing of vegetables is prohibited.
Outdoor Activities	No organized sports, picnics or group activities

LIMITED COMMON AREAS

Activity	Allowed (Yes/No)
Exterior Alterations	No – Except those allowed by our condo documents. You must submit the correct form to the Board and receive written permission before starting any allowed alteration. Any allowed alteration will be at your own expense.

YOUR UNIT

Activity	Allowed (Yes/No)
Exterior Alterations	No – Except those allowed by our condo documents. You must submit the correct form to the Board and receive written permission before starting any allowed alteration. Any allowed alteration will be at your own expense.
Interior Alterations	Yes – At your own expense. You must still comply with our condo documents. Please check our documents or ask our Managing Agent.
Interior Appliances	No window air conditioners or window fans allowed.

Notice of Violation Letter

Dear Owner:

During a site inspection, it was determined that you are in violation of one or more of the current Rules and/or Regulations of Country Hill Estates Condominium Association. Your violation(s) are listed below.

Please refer to the current documents previously provided to you by CHECA. The documents are also available on our web site – www.countryhillestates.org.

This space will be used to describe the violations and how you can cure them.

Pursuant to Rule 7, this "Notice of Violations" requires you to correct the violation(s) within ten (10) days from the date of this notice. If you do not correct the above cited violation(s) and return the enclosed "Notice of Correction" to Great North Property Management, Inc., within the ten (10) day grace period allowed for the correction of violations, a \$25.00 per incident fine will be charged against your unit for each week or part thereof, that the violation(s) continues. This is your only notice. No other notice will be sent.

Without notice, subsequent abuses of the same Rules and/or Regulations within a 15 month period will cause a \$50.00 per incident fine, to be charged against your unit for each week or part thereof, that the subsequent violation(s) continue. The fines as well as any fees for recording and collecting such fines, will also be levied against your unit.

Unit owners are responsible for the violations of their family members, tenants and guests.

Please keep this letter for reference. No other letter or notice will be sent for the above cited violations.

Thank you for your cooperation.

Sincerely,

GREAT NORTH PROPERTY MANAGEMENT, INC.

Notice of Correction

RE: Notice of Correction.

Unit Address: 1111 Any Street

Notice Date: January 1, 2005

You will not be fined for the violation(s) cited in the attached "Notice of Violations" if you:

- correct the violations within the allotted ten (10) day grace period;
- sign this "Notice of Correction" (*only one owner must sign*); and mail this page with the signed "Notice of Correction" to our Managing Agent at the address above. The **postmark date** on the envelope in which you mail this "Notice of Correction" back to the Managing Agent, will be deemed to be the date of your compliance. No other notice will be sent.

If you do not correct the violation(s) and your signed "Notice of Correction" is not received by the Managing Agent within the 10 day grace period, your unit will be fined in accordance with Rule 7. If you have questions, please call the Managing Agent.

NOTICE OF CORRECTION

Attention Board of Directors:

Pursuant to Rule 7, I certify that as of the postmark date on the envelope used to mail this "Notice of Correction" to the Managing Agent, I have corrected the violation(s) that were cited in the "Notice of Violations" dated January 1, 2005. Further, I understand that if after inspection, the violation(s) have not been corrected within the allotted ten (10) day grace period allowed for the correction of the violation(s), a \$25.00 per incident fine will be levied against my unit for each week or part thereof, until the violations have been corrected to the satisfaction of the Board of Directors. I acknowledge that I will not receive any further notice.

I also understand that upon resolution of any violation, subsequent violations of the same Rules and/or Regulations within a 15 month period will carry a \$50.00 per incident fine for each week or part thereof, of any subsequent violations, without notice. I recognize that the fines as well as any fees for recording and collecting such fines, will also be levied against my unit.

Owners Signature: _____

Roof Leak Procedure

If a call is received by Great North from a resident regarding a roof leak, the following information must be provided before anyone can proceed. If any of the information is missing, Great North must obtain that information before a Work Order is issued and a maintenance person is dispatched to the unit to review the problem.

Great North must obtain the following information:

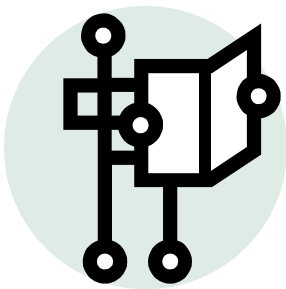
1. Owners Name
2. Unit Address
3. Phone Number
4. What room the leak is in
5. The unit owner/resident must make an appointment, during normal business hours, so that the maintenance person servicing the Work Order will be able to get into the unit to inspect the leak.

Please understand that the maintenance staff must be able to inspect inside your unit as well as outside.

Thanks for your cooperation.

Contact Info:

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



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

Finally

The Board hopes that by publishing the procedures and documents used at CHECA to correct the violations of our Documents and Rules, that all owners will have a better understanding of what to expect if they find themselves in violation of the Rules. We do not enjoy being policemen, but it's part of our duties as a Board to ensure that the Rules are observed by all. And please remember that if you have any questions or suggestions, please contact our Managing Agent at Great North or the Board.

The Board