



# Newsletter

Volume 18, Issue 2 July 2004

## Presidents Message

It's July already! It does not seem very long since the last newsletter, which is obviously untrue. The usual seasonal stuff has begun and appears to be going along as expected. CLM is doing their same fine work with the mowing and has started some seasonal pruning. The irrigation appears to be mostly on line. The yard sale had better advance notice this year and seemed to be well attended. The pool is obviously open and getting plenty of use.

We completed 29 roofs this spring for a total of 43 of the 137 units. We spent approximately \$142,000 of our approximately \$300,000 Capital dollars doing the 29. This project cannot be done in the short term with the reserve monies we have on hand. My math tells me that if we do 20 roofs annually with the cost per roof the same and our annual reserve contribution at the same rate, the money runs out in the year 2008, with as many as 25 roofs still not done. This leaves no money for the next capitol improvement or any that may come to the surface in the meantime. It is my opinion we need to fund the reserve at a greater rate annually.

Other things needing attention are the wood retaining walls and timber walls and steps leading to some units. In the past we have been able to repair these through the operating part of the budget and will continue do so as long as possible.

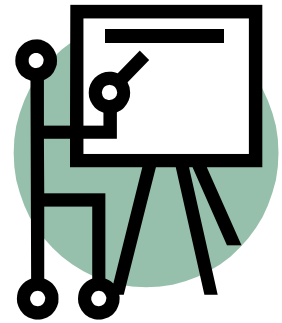
We finally got the required votes for community approval on the By-law changes. In my opinion, it took too much arm twisting (numerous mailings), which shows me the level of importance this had to the majority of the community. I believe the majority

of this board believes there is no value in pursuing the mortgage holder's approval. This is based on the potential cost and their level of interest.

This Board has gone back to a seasonal walk-thru of the property. For the last couple of years, Great North had an individual who did this for us, who is no longer available. Some of us on the Board have started the process this year. The parts I viewed, for the most part, looked as expected. Minor building maintenance items, over-grown shrubs and bushes at some units, very nice flower gardens in front of others. Some units had excess stuff around and under the decks, but for the most part things looked good. There are a couple of issues that are not acceptable conduct in this condominium, which need to be addressed. There were piles of dog crap behind one unit on Megan and there is burnt grass from dog urine on Timothy. I have noticed for years that some of you dog owners insist on putting your bagged dog crap in the trash receptacles by the mail house. Nice. We have a resident on Fenwick that believes he has the right to have a window A/C unit. There is no way to enforce any of this. It is up to each of us to uphold the highest standard we can for the benefit of the whole community.

I've noticed that, as units have turned over, the demographics have changed. We have an increasing number of young people in Country Hill. With that comes more bike traffic and children playing on or near the streets. All of us, young and old, should continually be aware throughout

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

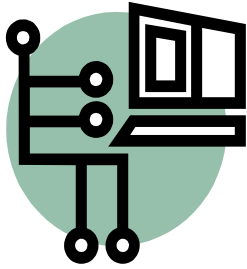
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### Special points of interest:

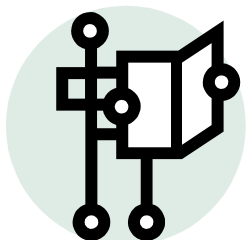
- An Owners view – A letter from unit owner Ernie Thurber sharing his almost 19 year perspective on our community. Thanks Ernie.
- Update on our Amended And Restated Declaration.
- Some thoughts on the rights and responsibilities of using our pool.
- CHECA Rules in general (comments).

## A letter from Ernie Thurber



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

**“After several mailings we were able to obtain the necessary 67% affirmative vote of the unit owners to accept the Amended and Restated Declaration.”**



**Stay informed by reading our current Newsletter.**

I have been a resident of Country Hill since its inception in 1985; it will be 19 years this December. I have come to consider Country Hill as MY community...a place that I have to care for....to be responsible for, and to abide by the rules set forth for the community's well-being. I have seen and experienced many happenings and changes in this community over the years....some good, some not so good. There have, of course, been a number of changes of Boards of Directors and Management companies.

That having been said, I wish to bring this letter into the present time. I have a great deal of respect for and confidence in the present Board of Directors and our Management Company. The B/D, with Mark as president has given us positive and dedicated direction. It is sort of a low-key B/D which seems to endow the community with tran-

quility. I derive a lot of comfort from that. Great North, our Management Company, and, in particular, Richard Fitzgerald have added a positive note to the management of our community. Anytime I have contacted Richard with a reasonable request or comment for improvement, he has responded amiably. Sometimes it had to take a while to do so, but that is the nature of management. If one is patient, I feel sure that Great North will be helpful in assuring our well-being. In my memory, it is the best Management Company we have had.

I must add compliments and congratulations to CLM, our grounds caretakers. Dave Le-tourneau and his crews have done an exemplary job with our lawn and shrub areas (with the unfortunate minor exception of last sum-

*(Continued on page 4)*

### 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.

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.

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.

After several mailings we were able to obtain the necessary 67% affirmative vote of the unit owners to accept the Amended and Restated Declaration.

We are now going through the legal procedures of preparing the final document for registering at the Hillsborough County Registry of Deeds. The finalized document will also be available on our website for owners that wish to review and/or print a copy of the document. We hope to have this completed by the time you read this Newsletter.

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.

In addition, we wish to thank all of you who donated their time and effort to make this undertaking a success.

Your Board of Directors

# Pool Rules

With the advent of the pool season, please be respectful of others while using the pool. Be especially mindful of the young children that are usually in the shallow end of the pool. For all of our new owners, their family members and their guests, the following pool rules apply to all. Please be aware that violators may lose their pool privileges.

## 32. Pool Rules.

- a. The pool is for the exclusive use of unit owners, other residents of CHECA, and their guests.
- b. Owners, residents and guests use the pool at THEIR OWN RISK. All permitted individuals must be able to prove that they are entitled to use the facilities. Numbered keys have been provided to unit owners for this purpose. If you are entitled to a key and do not have a one, please contact the managing agent.
- c. The pool facilities may only be used between the hours of 10 a.m. and 10 p.m.
- d. No child under the age of 13 years will be allowed to use the pool without supervision by a person 13 years of age or older, unless a formal written request is submitted to the managing agent for an exception and such exception is approved by the Board.
- e. All guests must be accompanied by a resident 13 years of age or older during the time they are in the pool area. Residents over the age of 13 years but under the age of 18 years may bring only one non-resident guest each into the pool area, unless other-

wise approved by the Board. Residents 18 years of age or older may bring two non-resident guests into the pool area. If the pool becomes overcrowded, guests will be asked to leave.

- f. No pets are permitted in the pool area at any time.
- g. No floats permitted except as personal swim aids.
- h. No running on the pool apron is permitted.
- i. No diving is permitted.
- j. No alcoholic beverages are to be brought into the pool area.
- k. No glass receptacles are to be brought into the pool area.
- l. No excessive noise is allowed at any-time when using the pool facilities.
- m. The pool house machinery and chemicals are off limits.
- n. Swimming with open sores is not allowed.
- o. Children that are not potty-trained are allowed in the pool with cloth diapers and rubber pants only. Children wearing disposable diapers are not allowed in the pool.

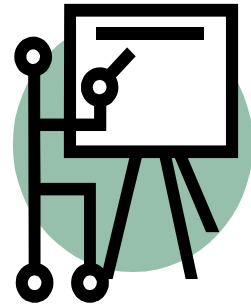
The Board, its managing agent, or other designees, have the authority to remove individuals from the pool upon violation of any of the above pool rules. Upon multiple or flagrant violations, unit owners or residents will have their pool privileges revoked for a duration of time to be determined by the Board.

## The Rules (we live by)

Just a reminder; because we live in a community with shared resources and amenities, we must be ever mindful of our neighbors rights. Consequently, we must live by the rules that have been established to more specifically enumerate a code of conduct that is invaluable to the success of a cohesive community.

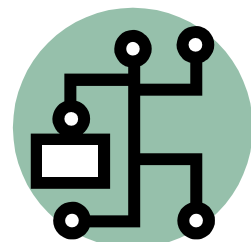
The Rules are available for owners to view and/or print from our website.

New owners should make an effort to print out a copy of the Rules so that they may familiarize themselves with the obligations of ownership at Country Hill Estates.



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

**“Upon multiple or flagrant violations, unit owners or residents will have their pool privileges revoked for a duration of time to be determined by the Board.”**

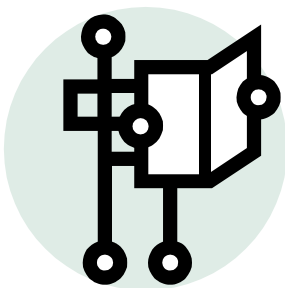


**Keep up with all the current news and events.**



Contact Info:

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E-mail: office@greatnorth.net



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

*(PRESIDENT—Continued from page 1)*

this summer season and into the fall - for the safety of all.

I hope this has brought you all up to date. As always, if you have concerns you should bring them forward. If you have questions about proper protocol, read and understand the rules and other documents. Articles for a future newsletter would be appreciated. Here's to a great summer! Cheers Mark

*(ERNIE THURBER—Continued from page 2)*

mer's rhododendron trimming that affected a few condos). Dave has taken the time to stop by and discuss the caretaking effort. Some kudos go to specific people who make up the summer work crews. First of all, the entire grounds crew is to be commended on the thorough job that they do, being supervised by a man named Luis. Other members who have been helpful in a personal way are, Roxanne, Don, Jason, Arnold, Kristen, Ryan, and Heather. At the receiving end of telephone calls to CLM are the two Debbie's and Paula who has always been courteous to me.

As a concerned resident (as I hope that I am conveying), there are a few things that disturb me about the conduct of things going on in our community. I need to name at least two most notable:

1. AUTOMOTIVE SPEEDING: There is a 20 mile per hour speed limit in our community; yet there are vehicles observed to be traveling twice that speed along Country Hill Road. Sometimes it resembles a speedway. This is uncalled for and DANGEROUS. Just a few days ago, my wife Martha and I were standing in front of our Condo at 6 Jamaica Lane. We observed two youngsters on bicycles racing down Jamaica Lane onto Country Hill Rd. They were not alert for any vehicles coming down the road from the direction of Scarborough or Brussels, and they went screaming across the road. There happens to be a condo unit at the end of Jamaica, to the left, that blocks out the

view of both an oncoming vehicle and anyone dashing onto Country Hill Road as these young bicyclists were doing. Martha and I literally held our breath; fortunately there was no vehicle racing towards Jamaica Lane as has been seen on many occasions. How tragic that would have been.

PLEASE DO NOT SPEED ON ANY STREET IN OUR COMMUNITY! Be considerate of children, older folks, and people walking their dogs along our streets.

2. LITTERING: This has been a problem during my entire tenure here at Country Hill. I have picked up a lot of litter through the years. But, I MUST SAY, that at present, there has been a marked improvement in this respect. I haven't had to pick up much of anything. Thank, fellow residents. I did find discarded empty packs of Marlboro and Parliament cigarettes in our Jamaica Lane cul-de-sac. I have trash containers in my vehicles and use them for anything I need to discard. As they fill, I dispose of the contents at a PROPER trash location, usually my own barrel in the garage. How simple can that be? I hope everyone will consider doing this to help keep Country Hill a beautiful, litter-free environment.

Well, I said about enough I suspect. In closing, I wish all Country Hill residents a warm and pleasant summer. Let us consider the entire community as our very own.

Ernie Thurber....Class of '85