



# Newsletter

Volume 17, Issue 2 June 2003

## Presidents Message

As we come to the middle of the year, progress has been made on some of the major projects we have undertaken. I am always amazed how quickly time passes and how easily things that we thought were important to us get lost.

The light came on a few weeks back, that our attempts at keeping the community informed about what is happening was lacking again. So we lit a new fire and we are making a conscious effort to get some information out there. Our plan is to post timely notices at the mail house bulletin board and to update the current information on the Web site. We also plan to try to have a quarterly newsletter. Hopefully, we can live up to this task..

We have slowly moved from the plowing season to the mowing season. Considering the winter we had, Wayne appears to have done a fine job. In a few weeks the mowing should settle down and CLM is expected to continue with their fine work.

The pool has been resurfaced and looks great. Hopefully, those of us that use it will like the velvety feel of the bottom, as opposed to the old sandpaper finish. Many thanks to Richard Fitzgerald and to Kerry's Pool and Spa Specialists, for the coordination and implementation of this job.

The roads have been crack sealed and the potholes repaired. This should help to preserve most of the paved surfaces for some time. There are some areas that will need to be patched as time goes by (as indicated by our famous potholes).

As I take closer look, I don't have the same optimism for the roofs. At one time, I had hoped we could get as many as ten years out of some of them. Now, I am not so sure. I think this year we have to replace as many

as twenty (20) roofs. If all the roofs need to be done in the next 6-7 years, we will run out of capital dollars to fund this project.

The revised Bylaws are with Attorney Emmer, for his review. When he is done, we all get to review them and then we will have a meeting to vote on the updated Bylaws. What a long process!

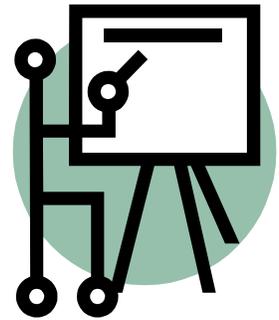
The last payment on our assessment was due March 15<sup>th</sup>. As of April 30<sup>th</sup>, I think there were still 16 units that had not paid their assessment. Please, if we all stay current, it helps the overall system. We have less accounting, greater Association bank balances and fewer costs for delinquent unit owners. In addition to the interest we already charge delinquent owners, we are implementing a \$25.00 Late Charge for overdue accounts beginning June 1<sup>st</sup>. Save yourself the money.

A large number of units have changed hands in the last few years. For those of you who are new, "Welcome". If you have questions about living here at Country Hill Estates, the quickest source of information is available on our updated Web site ([www.countryhillestates.org](http://www.countryhillestates.org)) and through Great North, our management company. Because this is a condominium, the consistency in our community enhances the quality of living for us as individuals. Hopefully, this is why we have all chosen to live here. Enjoy it for what it is; clean, quiet and affordable.

In summary, everything seems to be proceeding in a positive direction. If you believe this; enjoy! If you do not agree; speak up!

Thanks,

Mark Wheatley



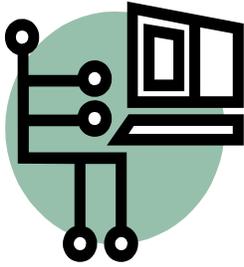
**To inform and keep you up to date with our Association.**

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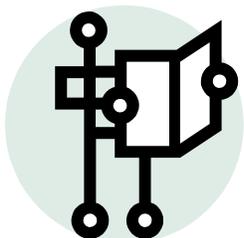
### Special points of interest:

- June 1st implementation of \$25.00 Late Charge.
- Spring walkthrough the beginning of June.
- New updated CHECA Web Site .
- The Bylaws committee completes its work; revised Bylaws under review by attorney Emmer.



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

**“For a more in-depth review of the pool renovations, check out the Web site for a pictorial step-by-step review of the project.”**



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

## Pool House & Pool Renovations

As you may have noticed, our pool renovation contractor Kerry's Pool and Spa Specialists, spent more than a week refurbishing the pool for the coming season and many years to come. After numerous complaints, the Board felt it was high time the pool was refinished and needed to be proactive in doing this before we had a serious problem with leakage or other damage. The Board also felt that the pool area as a whole needed to be upgraded for safety as well as cosmetic reasons. The pool house was also upgraded with new vinyl clad sliding glass doors as well as new vinyl siding to bring it inline with the

Board's preventive maintenance protocol; maintenance free. The Association now has a capital asset which will give us many years of repair free service and also enhance our community.

The Board is also pursuing a remedy to ensure that the locking gates, which are always subject to abuse, will withstand the abuse without such frequent repair.

For a more in-depth review of the renovations, check out the Web site for a pictorial step-by-step review of the project. From the Home page, go to the Current Projects navigation button and select Pool House or Pool Resurfacing.

## Spring Walkthrough

As promised in the memo published on the mail house bulletin board in March, Great North will have people inspecting the property in June to see if the Rules are being observed.

If you don't remember the memo, it asked all residents to please take responsibility for being part of the community and to review and abide by the community Rules so that Country Hill Estates can be a safe and pleasant community to be a part of.

All infractions will be noted and brought to the attention of the Board at our next

meeting. Any unit owner found to be in violation of the Rules will be notified by mail. The notice will specify the infraction with reference to the Rule that was violated.

As the legal procedure is too lengthy to enumerate in this article, please refer to Rule 7, Enforcement of Condominium Rules, for the sequence of events that will happen after a notice of violation has been mailed to a unit owner.

New owners that do not have a copy of the Rules, please notify the managing agent or print them from the Web site.

## Landscaping

So far this year, our landscaping contractor, CLM, has done the spring clean-up, added mulch to the garden beds and sprayed fertilizer and weed control on the lawns.

To keep our costs down, CLM will not activate our irrigation system until they feel that our lawns need additional water. Also with cost in mind, we have added a "rain gauge" to the irrigation system that is designed to make the system shut down when we have had enough rain to satisfy the growth needs

of the lawns. The system WILL RUN while it is raining until the gauge is satisfied that a sufficient amount of rain has fallen. It will then shut the system down to conserve water and expense. So you may see it running while its raining but that's what its designed to do.

The 2003 weekly lawn mowing cycle commenced on Monday, May 12th and will continue until November.

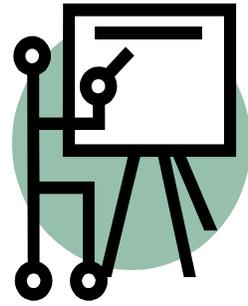
## Bylaws Revision

We are very close to announcing the date for the community wide meeting to vote on the revised Bylaws. Currently, the revised Bylaws are being reviewed by Seth Emmer, our attorney.

This has been a process that has taken the Bylaws Committee well over a year and a half to complete. There have been hundreds if not thousands of hours put into this revision. It is probably the most important meeting we as a community will participate in for many years to come. It is absolutely vital that unit owners understand that we need EVERYONE to come to the meeting, listen, ask your

questions and vote personally or by Proxy. Our current documents require a two thirds majority to pass the revision.

You will be notified by mail, at least two weeks in advance, the time and date of the meeting. The notice will be accompanied by a complete set of the revised Bylaws and Proxy Statements . Please read the revision completely and come to the meeting prepared with any questions that you might have about the revision. Please, if you cannot attend the meeting, fill out your Proxies and mail them or give them to a resident who will attend the meeting.



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

## Trash Receptacles

The Board has noticed that many residents are leaving their trash receptacles on their driveways in front of their units or in front of their garages. This is a violation of the Rules. Please take the time to store your trash receptacles correctly.

Currently trash is picked up on Thursdays except for holidays when the pickup will be on the following day. Receptacles must be of the type provided by CHECA because the receptacles are designed specifically to allow semi-automated pickup by suitably equipped collection vehicles.

Trash receptacles must be moved to the front of the driveway no earlier than the evening before the scheduled trash pickup day and should be returned to their normal storage position no later than the evening the trash has been picked up. Trash receptacles must be stored in your garage if you have one. If you do not have a garage, trash receptacles must be stored adjacent to the unit to which they belong, not on the front side of the unit, but on a side of the unit that does not face a street, in an inconspicuous place. Are you in violation of the Rules?

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## Web Site Updated (www.countryhillestates.org)

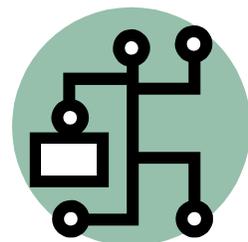
Recently the Board has updated the web site to include;

- all time sensitive events and current schedules – *What’s Hot* page,
- a complete current set of CHECA Legal Documents in PDF format that may be printed from the web site – *Documents* page,
- a complete library of current CHECA Forms in PDF format that may be filled in and/or printed from the web site – *Request Forms* page,
- up-to date Financial and Budget documents – *Financial* page, and

- a Newsletter archive of all newsletters published from Jan 2002 in PDF format that may be printed from the web site – *Newsletters* page.

The Board is confident that the web site contains answers to almost any question you may have about life here at CHECA. In the event that you can’t find the answer to your question on the web site or you are not connected to the Internet, please contact Richard Fitzgerald, our managing agent at Great North.

Please utilize this important resource!



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

### CAUTION

With the advent of good weather, please be aware that our children are out playing on the property. Remember, they don't always look where they're going, so please **SLOW DOWN**.

The speed limit on CHECA property is set at 20 MPH for a good reason. **SAFETY!** Please don't use Country Hill Road as a speedway. Resist the temptation to exceed the speed limit.

## Contribute To Our Newsletter

We would like to offer the residents of CHECA a forum to voice their opinions or concerns pertaining to; the management, the services provided, the way the Board communicates with the residents, the web site or just your general comments. Who knows? Maybe there are other residents that have the same concerns that you do?

It's a time consuming job running a community of 137 families, all with individual needs and aspirations. Unfortunately the Board can't think of everything or please everybody. Your insight will help us to alleviate potential problems before they happen.

Please mail your articles to Richard Fitzgerald at Great North. If you would rather e-mail your article, just go online to our web site and click on any Webmaster text link. We welcome and look forward to your contributions.

Your Board of Directors

## Flower Beds, Trees & Shrubs

The Board encourages the planting of flowers in original existing unit perimeter flower beds (no vegetable gardens please). Please remember that adding new flower beds, planting trees or shrubs on Common or Limited Common area is strictly prohibited without first obtaining written Board permission.

Personalization is fine for a single family home, but because of varying tastes, you can imagine what our community would look like envisioning the tastes of 137 separate unit owners.

We, as a community, have spent too much time, effort and money developing a landscaping plan that benefits everyone, to allow unit owners to arbitrarily plant whatever they want wherever they want. The community has also gone to the expense of installing a sophisticated irrigation system that is prone

to puncture if you don't know where the pipe lines are located. And irrigation system repair costs are extremely expensive. The addition of garden beds, trees and shrubs could also detrimentally effect the cost of our current landscape contract which ends in November of 2005.

To obtain written Board permission for any planting project, you must go through the normal approval process of filling out the relevant form and submitting it to our managing agent. The managing agent will schedule your application for approval, for a vote at the next regularly scheduled meeting of the Board. Please be aware that the Board stringently adheres to a policy of; does it benefit the community?

The relevant form is available on the Web site and from the managing agent.

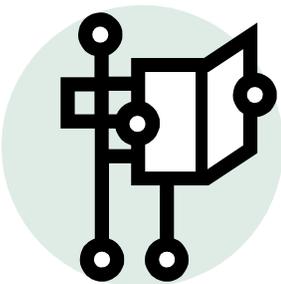
We're on the web!

<http://www.countryhillestates.org>

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100 Daniel Webster Hwy  
Nashua, NH 03060-5214

Agent: Richard Fitzgerald  
Phone: (603) 659-3500  
Fax: (603) 891-0086



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