



From the Board

Several maintenance projects have been completed since the last newsletter. Units on Fitzpatrick, McTavish, Brussels, Country Hill, Falls Grove, and Fenwick have been pressure washed. Morin's has completed both the ice storm cleanup and the normal spring cleanup. Tree pruning has also been done.

In late March, the Board did a community walkthrough. Topping the list of violations was litter on decks and around units. Next were items stored under decks, and lastly improper disposal of animal waste. Unit owners were advised. Thanks to everyone who acted promptly and corrected deficiencies.

Each unit was evaluated to see the condition of front porches, rear decks, driveways and walkways, garage doors, bulkheads, windows, siding, roofs and gutters, and landscaping. This will give the Board an idea of where future maintenance and capital dollars should be spent.

Our Community is over 20 years old and signs of its maturity are beginning to show. Some windows and garage doors will need to be replaced in the near future. Unit owners are responsible for these replacements. Chris McCarthy of Great North has a list of contractors who have done these repairs on homes within the

community. If you are interested, either call Chris (603-891-1800) or email him (chris@greatnorth.net), and he will provide you with that information.

Morin's has begun seasonal lawn maintenance. A list of chemicals used in this process was posted at the mail house. You can also request this list by contacting Chris McCarthy via email or phone.

The sprinkler system will be turned on when warm weather arrives. If anyone observes a broken sprinkler head, please immediately contact Chris McCarthy so necessary repairs can be made and water can be saved. Cars should not be parked on the grass; this results in broken sprinkler heads. A replacement head, including labor, costs approximately \$76. Let's all do our part this year to reduce the cost of wasted water and broken sprinkler heads.

Painting is scheduled to begin in mid June. Houses on Fitzpatrick, McTavish, and Brussels are on this year's schedule. Updates will be posted at the mail house.

The Board has voted not to replace any vinyl siding this year.

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Points of Interest

- Painting is scheduled to commence in mid June.
- Are you aware that maintenance of all enlarged rear decks is the responsibility of the unit owner.
- Seasonal lawn maintenance has begun. Please keep personal articles off of the common areas.
- Please watch your speed on Country Hill Road.

Landscaping Update

Members of the landscape committee are Jim Campanella, David LaFrance, and Michael Mondazzi. They have devoted a great deal of time and effort into creating a long-term plan to improve landscaping at Country Hill. Due to excessive buildup of bark mulch, the committee and

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board decided to implement a plan to mulch foundation and ornamental beds every 2 years. This year only the common areas will be mulched. Next year it will be foundation beds only.

Dave LaFrance is overseeing the east side fence project

that will include repairing the existing fence and planting a natural border that will grow over time into a natural fence.

Estimates for the foundation-planting project are currently being obtained. Michael Mondazzi is leading this project.

Quotations are also being solicited for the removal and replacement of the wood retaining walls throughout the association. The plan will be to remove all the old wood walls and replace them with a more durable rock or stone block. Jim Campanella is overseeing this project.

If anyone is interested in joining the landscape committee,

please contact Jim Campanella via phone at 889-5231 or email at jim-campy@comcast.net. The committee also welcomes comments, ideas, and suggestions on how to improve the grounds at Country Hill.



Please Remember

The one-time \$100 assessment for the winter ice storm damage will be billed in June.

Speed limit on all Country Hill roads is 20 miles per hour. Let's ensure the safety of our residents by adhering to this posted speed limit.

No parking on grassy surfaces is permitted.

Litter is unsightly. Each unit owner is responsible for picking up litter around his/her unit. Let's take pride in our Community and pick up any litter we might see in the common areas.

Pets cannot be tied up outdoors - either attended or unattended. Running leads are not allowed. Dogs must be carried or on a leash at all times. Pet feces must be immediately removed and properly disposed of.

Pool and Tennis Courts

The tennis courts are currently open and ready for use. No pets, alcoholic beverages, or glass receptacles are to be brought into the tennis courts. Please refer to Rule #32 of the February 2009 amended rules to read the entire list of tennis court rules.

The pool will be open Memorial Day weekend. Erica Tomaszewski has been chosen to be the pool monitor this year. Erica is completing her freshman year at Franklin Pierce College. She is a certi-

fied lifeguard and has worked at another condo complex maintaining their pool. Her brother Jim will work with her.

The pool is open daily from 9 a.m. to 9 p.m. No child under the age of 15 will be allowed to use the pool without adult supervision.

No pets, alcoholic beverages, or glass receptacles are allowed in the

pool area. Please refer to Rule #31 of the February 2009 amended rules to read the entire list of pool rules.



Capital Projects — Front Porches

Work is underway on replacing front porches on Fitzpatrick, McTavish, and Brussels. For those of you who have not yet seen these new, updated porches, you are encouraged to take a few minutes and check them out.

A couple of porches in this zone were replaced last year, so the Board did not feel they could justify using additional capital dollars to redo those porches this year. Also, at this point in time, the Board decided it was not prudent to replace porches on the Elmwood II style unit. Currently the front entry of this home is

narrow, and in the future the Board would like to widen the entryway.

If any unit owner who has had a porch replaced has any comments, he or she is encouraged to contact Chris McCarthy at (603) 891-1800.



Country Hill Estates

Great North Property Management
100 Daniel Webster Highway
Nashua, NH 03060-5214

Phone: (603) 891-1800

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Condominium questions or concerns should be addressed to:

Elaine Devlin - Property Manager

Great North Property Management
100 Daniel Webster Highway
Nashua, NH 03060-5214

Phone: (603) 891-1800

Please remember...

We're on the web!
www.countryhillestates.com



Check the condition of your flag periodically. Any worn or faded flag should be removed or replaced.

With the advent of good weather comes children playing. They don't always look when crossing the street. Please drive safely. The speed limit on Country Hill Road is 20 MPH!

Basketball hoops may be placed on unit driveways only. Never on the main streets of the association..

