



From the Board

Legal issues relating to the Thanksgiving Day fire continue to plague us. At this point, the unit owner is no longer under bankruptcy protection, and the mortgage holder has been granted the ability to foreclose on the unit. Since January, we have been communicating with Mr. Charles Smith asking him to remove his personal items so reconstruction could begin. No positive response was received. Last month, a letter was sent informing Mr. Smith he had until June 1st to remove any personal possessions. He refused and threatened to file a lawsuit if the Association entered his property and removed his personal items. Our Attorney will now have to file an order with the court asking the court to grant the Association permission to enter the unit, remove the items, and begin the restoration. This will delay the start of reconstruction for several more months.

A couple of months ago, our Property Manager, Cindy Carroll, made a recommendation to the BOD to use an Attorney she has successfully worked with at several of her other properties. This change was made in April. Currently the Attorney is working to ensure fees are being paid on bank owned properties. Persistence has paid off! Approximately \$14,000 of outstanding fees have been received and posted to the reserve fund. Cindy has altered the accounting system, and monthly statements are now sent to any unit owner whose account is not current.

During the winter, some investigative work was done to determine if we could reduce our reliance on city water for irrigation by bringing our existing artesian well on line. It was tested and determined by consensus, that water consumption from Pennichuck could be cut in half if this project was completed. In May, a letter and a ballot was sent to all unit owners outlining a proposed plan to reduce the cost of lawn irrigation. Sixty-nine votes were required to proceed with this project, and this number has been exceeded. So far we have received 75 affirmative votes and 4 negative votes. Final meetings are being conducted with the contractors, and work will begin as soon as possible. Thanks to all who cast a ballot. Let's save some money!

We have also decided to switch electricity providers from PSNH to *Resident Power*, a New Hampshire electric company that offers electricity at reduced rates. *Resident Power* will provide electrical services for our pool, irrigation, street lights, etc. This will result in a \$400 - \$500 yearly savings. Every little bit helps out the bottom line.

Yard Sales

Several people have inquired about a community yard sale. In the past, the majority of our unit owners did not participate. If an individual wants to organize this event, the BOD will provide the signs that have been used in the past. Interested parties should contact Cindy at (603) 424-1480 or by e-mail to shamca@aol.com.

Inside this issue:

Miscellaneous Updates	2
Pool & Tennis Courts	2
Capital Improvements	3
Road Resurfacing	3
Fox Alert	4
Remember...	4

Points of Interest

- Please make an effort to reduce your speed on our roads. A lot of us have kids that will be playing outside in the good weather and we all know that they don't think before they move and they move quickly. Let's keep them safe!
- Please check your personal insurance policies to make sure you are properly covered.

Miscellaneous Updates



Sprinkler Heads

Every summer sprinkler heads are damaged by cars being parked on the grass. Help us save money by making sure your vehicles, and the vehicles of your guests, are not parked on the grass. Broken or damaged heads should be immediately reported to Cindy Carroll.

Flower Beds

Just another reminder that any plantings on the sides or back of units are the responsibility of the unit owner. This includes maintenance (including removal) of trees and shrubs as well as weed control. Expansions of planting beds need prior written

Pool & Tennis Courts

The pool will be open from May 26 until September 3rd. Pool hours are 9 am. to dusk. From 6:30 to 8:30 am., the pool is available for an adult only "silent swim". In order to be eligible to use the pool, condo fees must be current. If your June, July, or August payment is late, pool privileges will be immediately suspended.

Anyone allowing unauthorized people entry into the pool will have their pool authorization suspended.

O'Leary's Pool Service will provide pool maintenance. Haley's White Glove Cleaning will clean the pool house on Monday's and Thursday's. If you have any pool issues, you should contact Cindy Carroll.

approval from the BOD. It is suggested that anyone who has perennial plantings within a bed mark those plantings so they don't get accidentally removed by Morin's during the weeding process.

Winter Tree Work

Carried over into April but finally completed. Approximately \$7500 from the 2012 budget was used for clean-up from the October snow storm. There are still some damaged trees that need attention.

Pressure Washing

Pressure washing was completed on schedule.

Painting

Because of the recent rains, painting has not yet begun but will commence as soon as the weather permits. Units scheduled:

- Amalia Drive (5 Units)
- Scarborough Drive (14 Units)
- Jamaica Lane (20 Units)

Perimeter Fence Repair

The next phase of repair to the fence on the Nashua North side of the property will begin shortly. The uneven hilly area will be graded, and the fence will be reassembled. Morin's has cleared debris from the fence on both sides of the property.

Walk-through

Barry Hallenbeck (BOD), Cindy Carroll (Resolution), and Paul VanBlarigan (Morin's) recently conducted a walk-through of the property and developed a list of items that need attention. Some items will be done as soon as possible, others will be done as time permits, and some will be put on a "wish list" for 2013.

Even before the pool was opened, there was an issue with some young children attempting to gain access to the pool by climbing under the pool fence and also over the pool fence. Gate City Fence will be making some modifications to the fence in June.

Any incidents/problems should be reported to Cindy.

Please adhere to the pool rules so we can all have a safe and enjoyable summer.

Tennis courts are now open. Remember — only soft-soled shoes can be worn on the court — no skateboards, no bicycles, no pets, no alcoholic beverages or glass containers are allowed in the area — you must remove your own trash.

Capital Improvements



Front Porch Replacements

Unseasonable March weather resulted in an early completion of the remaining front porch replacements on Scarborough Drive. In the fall, replacement of the steps on the ranch style units which were not previously done will begin.

Perimeter Fencing

About 100' of fence on Jamaica Lane will be repaired this year. Also, some miscellaneous wooden walls which still exist around some units will be either removed or replaced.

Road Resurfacing



2012 Re-Siding Project

Re-siding will continue in 2012 with 6 units being re-sided. Units selected in the March lottery were:

- 15 Scarborough Drive
- 17 Brussels Drive
- 3 Fenwick Street
- 6 Fenwick Street
- 7 Fenwick Street, and
- 5 McTavish Drive.



Several planning sessions devoted entirely to the roads have been held. Some of the topics being discussed are:

1. Front entrance re-design
2. Road re-design
3. Speed bumps
4. Parking
5. Future utility needs
6. Irrigation issues
7. Type of paving
8. Logistics
9. Contractor selection

A more detailed over-view will be presented at the Annual Meeting and in future newsletters



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Warning - Fox Alert



Recently foxes have been seen roaming the property. Sightings have been on Jasmine Drive, Brussels Drive and

Scarborough Drive. At times, the fox can be seen around bulkheads. If you have children, please talk to them and let them know **this can be a dangerous animal** and they should not attempt to have any contact with the fox. Pet walkers should also be vigilant. For those of you without garages, make sure your trash can cover is secured. Foxes are scavengers and eat most everything.

Remember...

- July 4th is a holiday, so trash will be picked up on Saturday, July 7th.
- Prior authorization is required for any exterior changes or improvements.
- Unit owners are responsible for maintenance of expanded decks — including staining.
- Dog "business" should be done in the traffic circles or in the wooded areas — not on lawns or the edges of the lawn.
- Dog waste must be cleaned up and properly disposed of.
- No pets are allowed to be tied up or left unattended at any time.
- All pets must be licensed by the City of Nashua.
- Clean up any litter around your unit.
- Residents are out walking and riding their bikes - speed limit is 20 mph.
- Check your unit to make sure your house has a street number and that it is visible. This is critical for emergency vehicles.
- Units with garages must keep their trash receptacle inside their garage. Units without garages need to keep their trash receptacles in an inconspicuous location (except when there is snow on the ground). Anyone who would like help in determining an appropriate location is asked to contact the Property Manager.
- When someone dumps an old appliance or a piece of old furniture at the Community Garage, we all pay to have it removed. Residents are urged to contact Property Manager if they can identify the offender.
- Our property manager needs your e-mail address. This year we will be sending the bulk of our communications via e-mail to save the cost of postage and printing supplies. If you haven't already supplied your e-mail address to Cindy, please do so.