



## From the Board

This is the first electronic issue of the Country Hill Estates newsletter. If you know of a neighbor who may not have signed up for electronic distribution, please advise them to visit <http://www.countryhillestates.com/html/newsletters.html> and fill out the form on the newsletter page.

February's wind storm caused some damage within the Community. Most damage was confined to the high school side of the property where more than 100' of fencing was either blown down or knocked over by falling trees. We are currently reviewing our options regarding what to do about the fencing. Additionally, several large pine trees were toppled along with numerous branches. Sayco will be removing these trees later on this month. Morin's has already been on the property to clean up many of the branches that came down and will continue the clean-up as weather permits.

Collection of past due accounts continues to be a high priority for the Board of Directors, and we plan to provide an update in each quarterly newsletter. A unit 60 or more days in arrears will not be painted or pressure washed. Additionally, no capital

improvements will be made to the unit's exterior. If the unit owner has worked out a payment plan and is making on-time payments, those services will be performed. A lien will be placed against a unit if the unit is 90-days in arrears. Currently the Board is negotiating repayment plans with two unit owners, and one judgment is pending. We have been successful in obtaining a \$4500 payment from one delinquent unit owner.

Sevigney-Lyons is the new insurance carrier for Country Hill Estates. This change resulted in an annual cost savings of \$4200. A unit owner's supplement was mailed from Sevigney-Lyons to each unit owner in February. If anyone has made extensive renovations/improvements to the interior of their unit, documentation should be sent to Elaine Devlin at Great North Property Management so an up-to-date record can be placed in the unit file.

A community wide walk-through was recently undertaken. Items stored under decks continue to be the number one violation. Association rules do not allow items of any type to be stored under decks. Please take a moment to ensure you are in compliance.

## Policy Updates

Board members have approved an updated garage door policy. Both flat panel and raised panel doors are now allowed. Replacement doors must be painted steel, vinyl, or fiberglass. A garage door replacement form is available on the website.

The appropriate alteration request form must be filled out for any alteration. Fill-in form and directions are available on the Request Form

page on the website.

If your unit has an expanded rear deck, you are responsible for maintaining the deck. Letters were sent out last year to unit owners who had decks in need of maintenance. If you received a letter and have not yet done the required maintenance, it should be done no later than May 15, 2010.

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### Points of Interest

- Always lock your car to prevent break-ins.
- During a storm, overnight parking that restricts road width to a single vehicle is not allowed.
- Survey says roads and driveways are owners primary concern.
- Please watch your speed on Country Hill Road.

## General Issues

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### Landscaping

Sayco Tree Service will be on the property in the near future to begin aggressive tree pruning on sections of Edis Lane, Falls Grove Road, and Fenwick Street. Scheduling tree work during the winter results in a 10% cost reduction.

Units will not be mulched this season. Instead, Morin's will continue placing stones under unit drip lines.

### Swimming Pool

O'Leary's Pool Service will be responsible for pool maintenance this summer. Because of operating issues that were experienced last summer, a new filter system and pump will be installed prior to the pool opening. The pool is scheduled to be open from Memorial Day to Labor Day.

### Pressure Washing/Painting

Edis Ln, Trocha St, Jasmine Dr, Meghan Dr, Timothy Dr and Tracey Ave are scheduled for pressure washing this year.

Country Hill Rd, Fenwick St, and Falls Grove Rd are on the painting schedule for 2010. Window casings and garage doors that are rotted or in need of repair will not be painted unless the unit owner makes the required repairs.

Notices will be posted at the mail house before work is scheduled to begin.

## Capital Projects

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### Porches

In March and April, unit front porches on Country Hill Road, Fenwick Street, and Falls Grove Road will be replaced with new composite material. It is anticipated a second round of porch replacements will be done in the fall on Edis Lane, Trocha Street, Jasmine Drive, and Meghan Drive.

### Timber Walls

Many of the timber walls in the Community have begun to decay and a decision has been made to replace the walls. A contractor has been chosen and new walls will be constructed with a long-life masonry block. At the same time, walkways on these units will be updated. Existing planters will be removed and replaced with grass. This project will be done in two phases with half the walls being done this year, and the other half next year.



*Country Hill Rd. and McTavish Dr. after replacing timber walls.*

# Unit Siding Project

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After much discussion, a decision has been made to begin re-siding units in 2010. Factors contributing to this decision were: inability to currently repair or replace broken or missing siding; fading and chalking of siding; trim paint failure; and length and cost of project. It is anticipated that the entire re-siding project will take approximately 12 years and \$1.5 million to complete. Our current Reserve plan will allow us to do 32 units in the next 6 years. The Board has proposed doing 4 units this year.

## Scope of Project

1. Unit will be completely stripped of existing siding and trim.
2. Unit will be wrapped with house wrap. House wrap protects a home against damaging wind and rain that can penetrate through the exterior cladding. The breathable structure of house wrap allows moisture vapor to pass through to help promote drying in wall systems which can aid in preventing the growth of mold and mildew.
3. All metal trim will be replaced with more substantial (wider) corner boards to match our updated front porches and windows that have been replaced by unit owners.

## Siding Colors

There are 6 siding colors that have been used throughout the association. Since our association is 25 years old, even if the current siding colors were still available, they would not match because of oxidation and fading.

All new siding colors will match the current siding colors within the limits of what is available in the brand of siding that the Board selects to use as a replacement. So, if you currently have a "white" house, your new siding will also be "white"; no choice of colors will be allowed.

## Shutters

Currently, there are some units that have shutters installed on the side and back of units as well as on the front of the unit. The Association will only replace the shutters on the front of units. The color selection of the replacement shutters will be

made to coordinate with the body color of the unit.

## Owner Choices

Unit owners will be allowed to make the following choices:

1. Owners will be allowed to pick the color of the shutters for their unit; within certain limits set by the Board.
1. Owners may opt to substitute insulated siding at their own expense. Owners would pay the difference in cost between normal replacement and the more expensive insulated siding.
2. Owners may opt to add additional shutters (side and/or back) at their own expense.

## Eligibility — Which units are eligible?

A unit is eligible for re-siding if the following criteria are met:

1. All unit windows must have been replaced according to Association specifications (maintenance free) at the unit owners expense.
2. Units with a garage door must have replaced their garage door according to Association specifications (maintenance free) at the unit owners expense.
3. All wires on the exterior of units (some of the wires run under the siding), must be removed and/or relocated at unit owners expense.
4. All original porches must be of the new design because original porches are directly attached to the framing.

## Country Hill Estates

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### Siding (con't)

Currently, thirty (30) units have complete window replacements. Another thirteen (13) units have partial replacements. Following our current porch replacement plan, all but eight (8) units out of the thirty (30) units will have their front porches replaced in 2010. Of the twenty-two (22) units that will be complete, eleven (11) units have original rear decks. So depending upon how many unit owners have replaced their garage doors, a number of units will be eligible this year.

## Problem Areas

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All pet owners must make a reasonable effort to have their pet defecate/urinate in wooded areas and not on the lawns of the common areas.

We all know Friday is trash day. Please do not park your vehicles on the street, especially on cul-de-sac streets during trash pick-up. It makes it difficult for the trash trucks to navigate the streets. Litter tends to be an

on-going problem especially on trash day. Please make sure your garbage is put in plastic bags inside of your trash receptacle. Also, if you see litter around your unit, please pick it up.

Now that winter is nearly behind us unit owners without garages must store their trash receptacle in a place as inconspicuous as possible. If you are unsure of

where you should locate your trash receptacle, please contact Elaine Devlin.

Speeding vehicles continue to be a problem on Country Hill Road. To ensure the safety of our residents, all should adhere to the posted speed limit. Remember, school will be out soon and our children will be outside playing.

### Rules Update

Within the past couple of weeks, a revised page 7 of the rules was sent to each unit owner covering changes made to Rule 26 - vehicle rules and restrictions. Basically the rule was amended to make sure anyone with a commercial vehicle, trailer, or RV seek prior written permission before parking the unit on the property. If this applies to you, please send a written request via e-mail to Elaine Devlin at [elained@greatnorth.net](mailto:elained@greatnorth.net)