



# Newsletter

Volume 16, Issue 2 May 2002

## Presidents Message

### Litigation

I would like to take this opportunity to appraise you of some situations that may affect our budget for this year. We seem to be following the norm in this country regarding litigation - it's becoming pervasive. Litigation, whether we enact it, or a unit owner enacts it, or if some outside entity does, it is expensive and time consuming.

The Association recently won a case in the Superior Court here in Nashua after filing for recovery of fees owed. The Association won - or did we? We will be able to collect back condo fees and this years assessment that were legally owed, but we do not collect the lawyer fees or the administrative time and expense that went into arguing the case. For this case, we will pay out over \$2,500 of unplanned expense. What is \$2,500? That would be three units being completely painted and stained or 6 mature trees being planted that would assist in the Associations esthetics and property value. And the list can go on.

We are facing another litigation issue in June of this year that I brought to your attention in the Fall of last year. This is the case were a unit owner replaced his deck and

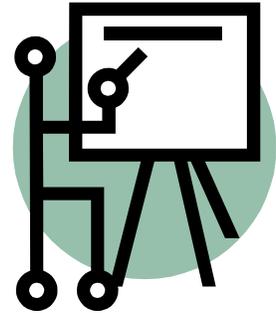
presumably fixed a leak in his basement. I say *presumably* because neither the unit owner nor the Associations records show any discussion of a problem having existed. This claim came to light 2 years after the deck was installed. Will the Association win this case? Winning or loosing is not the point, it is just the matter of how much this will this cost us. And that is something we do not know at this point.

Since these are unplanned expenses, and since we need to have a balanced budget by years end, there are a couple of options the Board has at their disposal:

1. Assess the unit owners for the budget overage
2. Reduce some variable (non-contract) expenditures

The Board and management company will review these options at the end of June, when we have a better idea of what overage, if any, we are facing.

Bob Iwicki, President



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

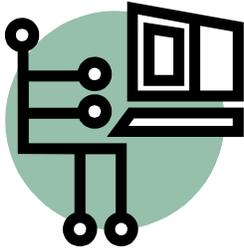
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### Special points of interest:

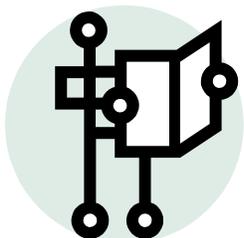
- Litigation—Expensive and time consuming.
- Unplanned expenses...possible assessment.
- Please observe our 20mph speed limit.
- Please check out your propane tanks. New laws apply.

## Spring Walkthrough



**Update to the current Condo information.**

**“The units to be painted will receive a letter from Great North with the approximate date....”**



**Stay informed by reading our Newsletter.**

On a more pleasant note: We are in process of doing our Spring walk-through. This is where we check each unit for maintenance and repairs. Our painter is ready to start the first part of June. As you will recall from our Annual meeting, this Board elected to paint one-third of the Association each year, as opposed to once every four years. We felt, and still feel, this is a good invest in the Association as a whole and in your respective units. The

units to be painted will receive a letter from Great North with the approximate date and with instructions for you to complete, e.g., taking out your screens, replacing rotted windows if required, etc. Also at the Annual meeting, you will recall, we discussed with you who owns what responsibility for maintenance, repair and replacement of specific elements of the unit and limited common area. During our walk-through, we will be looking for rotted wood.

## Lawns

Folks, it is against our By-laws and our Rules to leave items on the Common Area. The Board knows that families enjoy spending the summer outdoors and that entails free standing basketball hoops, bikes, toys, barbecue grills, and a variety of other items. But we cannot leave these items outside, overnight, on the Common Area. Please remove these items to your decks (limited common area, for your personal use), basements, or garages. As for the basketball hoops, they can remain outside on or near your driveways, but not on the lawns.

Please take a look around your unit and remove old bikes, rusted barbecue grills chained to decks, unused or broken flower pots, etc. In addition to being a violation these items are unsightly and are your responsibility to remove. By the way, barbecue grills are not allowed on the Common Area.

## Newcomers

We have a number of new members in our community and the Board thought it would be a benefit to them (or anyone else) to have a face-to-face meeting. Therefore we are planning to have an information, get acquainted meeting from 9:00 AM to 11:00 AM on Saturday, May 18th. This will be an informal meeting where you will be able to pick up and sign for your Country Hill "package", containing copies of our Declaration, By Laws, and Association Rules and get questions answered by several of your Board members. In addition, you will be able to sign for and pick up your pool key should the previous owner not provided you with one. The meeting will be held in the pool house.

## Dog Owners

Summer is coming, children will be running and playing throughout the community. We need to pay particular attention to ensure our grassed areas are free from litter and dog feces. Dog owners have the responsibility to pick up after their pets.

Dog runners are not allowed at any time. Nor are dogs allowed to be tied up, in any manner, outside of your unit and particularly without supervision. As has been and is the ruling from the Board, any damage a pet does to the property, in any manner, will be paid for by the Unit Owner.

## Windows

As you will recall from our Annual Meeting, the Board of Directors owns responsibility for ensuring the esthetics of the community, including the outside of the units. Window replacement is the responsibility of the Unit Owner and must be in accordance with our current standards, like-for-like. The Board and management company is suggesting that any replacement windows be vinyl or clad. These windows require little to no maintenance and will therefore help in keeping our maintenance expenses in line.

## Speed Limit

As pointed out above, summer is coming and children will be playing outside all the more. Excessive speed and reckless driving endanger our residents. The speed limit on Country Hill Road is 20 MPH. Please slow down on this road and be careful pulling into the cul-de-sacs.

## Irrigation

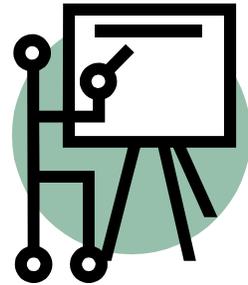
As you have seen, CLM, our landscaping and irrigation vendor, has gone through the community cleaning, racking, fertilizing, providing weed control and generally preparing the lawns for the summer.

CLM will be bringing up the irrigation system from the front of the property to the rear, checking lines, heads, etc. If you see any problems with water spouts or if you see standing water in the roadways or drive ways, please contact Richard Fitzgerald at Great North (603) 891-1800.

## Propane Tanks

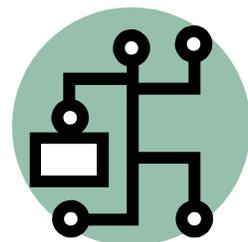
As of April 1, 2002, the federal government has decided that the 20 pound tanks we use on our barbecues must be replaced with a safer model. If or when, you go to refill your tank you will be told to buy the new model, one that cannot be accidentally overfilled (causing a potential explosion). The approximate cost for the new tank is \$30. (Costco sells them for about \$22.)

Let's make our community safe for everyone. This goes for motorcycles, too.



**Check our Bulletin Board.**

**“The Board and management company is suggesting that any replacement windows be vinyl or clad.”**



**Keep track of changes.**

## Country Hill Estates Condominium Association

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

Phone: (603) 659-3500  
Fax: (603) 891-0086  
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**As condominium owners and residents, we are able to enjoy the benefits of shared facilities; the pool, the tennis courts and the grassed areas. Living in a community that provides such shared facilities also carries a requirement for shared responsibility and respect for both our property and our neighbors.**

**Rules have been adopted to describe a framework of behavior that allows the Unit Owners, and other residents of Country Hill Estates, to enjoy their Condominium in a peaceful, safe, clean and attractive environment and to provide an excellent place to live and bring up our families. The rules are NOT designed to unduly restrict or burden the use of the property.**

**Remember, we live in an adult community. As such, if your neighbor or any other resident is doing something which you find annoying, offensive, or even potentially dangerous in some way, particularly if you believe it to be a violation of the rules or the bylaws, please attempt to speak with that person and communicate your concern. You may find he/she had no idea that his/her actions were causing a problem and would agree to correct the situation immediately. Your action of speaking with that person is generally the fastest, most expedient and neighborly way to address a situation.**

**We're on the web!**

<http://www.countryhillestates.org>

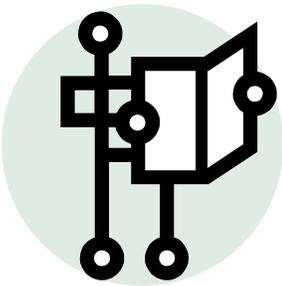
## Schedule of Events

### Yard Sale

We will have a community wide Yard Sale, on Saturday, May 18<sup>th</sup> (rain date is Sunday, May 19<sup>th</sup>). The sale will be advertised in the local papers and an appropriate sign will be placed at the entrance of the association. This is an excellent opportunity to rid yourself of those unwanted items that will be cherished by others.

### Painting Schedule

We are working on the details for the schedule. You will be notified by mail from Great North as to when, approximately, your unit will be painted and/or stained. A day or two prior to painting and staining, the painter will leave a note on your door informing you when he will be there and to take certain precautions, such as removing your screens.



**Stay in touch!**