



Newsletter

Volume 19, Issue 2 May 2005

Presidents Message

I have to say, there is not a whole lot new or different to offer up for this newsletter than in years past. I even considered re-using a President's message from a previous year.

As of today, clean up from the winter is complete. Removal of the sand could be better. The mowing should begin shortly. The pool should be open by Memorial Day. The irrigation system will be brought online for startup in late June, as usual. Scheduled painting should begin next week and be completed in June. The roofers are cruising along and should have the 20 roofs on the list completed in no time. Everything seems to be under control.

This Board's intention is the same as last year. Do the regular heavy maintenance as early as possible, then cruise through the summer. In August, evaluate where we stand financially. If resources are available we will do some more aggressive pruning and removal of overgrown shrubbery around units and on the landscape islands. Make repairs to roadways and other parts of our infrastructure, hoping to stay on top of the aging of Country Hill.

This spring we power washed 75 units, leaving Scarborough, Country Hill Road, Falls Grove and Fenwick to be done. That is another 41 units. When these are done we will be

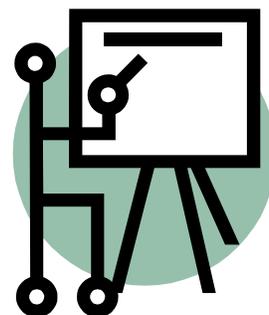
caught up and then we would plan to stay on top of the power washing. If resources are available, I think we should consider doing more this fall. Time will tell. We have asked the painter to coat the replaced wood at the front of the property this year. Last year there was a miscommunication that prevented this from happening. Hopefully, this will not happen again. We committed to doing twenty roofs this spring, with the intention of doing more in the fall, allowing the summer for any new problems to surface.

There has been some question about maintenance of enlarged decks. Our newly adopted Bylaws place the burden of the maintenance on the unit owner, if the deck is larger than the original 6'x 6'. The best course of action by those unit owners, would be to follow the community's paint schedule for when you do your staining or repairs, thus benefiting all.

Early Notice- There are two board positions available this year. Start planning to get involved. There is obviously a lot of experience within Country Hill that can benefit all of us, if one is willing to share it. As always, your comments, critique or involvement is appreciated.

Enjoy the summer months.

Cheers, Mark



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

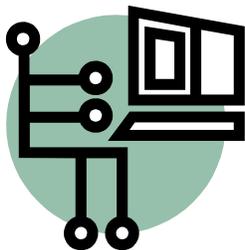
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Special points of interest:

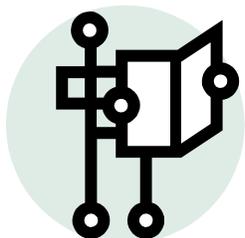
- Before you start any projects, you must fill out the proper form and obtain Board permission in writing before you proceed.
- There has been some discussion of late, about what you can expect if you are found in violation of our community Rules.
- The maintenance painting for 2005 has already started.
- Yard Sale—Clean out your garages, attics, and basements.

Spring Reminders



Log on to the Association web site to stay current with community news

“Before you start any projects, you must fill out the proper form, (available from Great North or on our Internet site), and obtain Board permission in writing before you proceed.”



Stay informed by reading our current Newsletter.

Planting: With the spring planting season upon us, lets reiterate a few do’s and don’ts and other considerations.

- You may plant flowers only, in your existing perimeter garden beds. You may not increase the size of your existing garden beds or create any new garden beds.
- You can not, under any circumstances, plant any vegetables or fruits (a tomato is a fruit) in your garden beds.

Owner Projects: Spring is also the season that residents like to start other projects to improve their homes. Before you start any projects, including the projects listed below, you must fill out the proper form (available from Great North or on our Internet site) and obtain Board permission in writing before you proceed.

- Satellite Dish installation.
- New doors or windows.
- Deck enlargement.
- Any painting or staining on the exterior of your unit.

Pets: Another thing that is getting out of hand is pet responsibility. With the winter snow gone, our landscaper reports that there are numerous areas (yellow urine spots) where the grass has been killed and according to our landscaper, in most instances will not regenerate. Therefore, it could cost the offending pet owner the money to replace the damaged areas.

The Rules state; “No pet owner may willfully permit their pet to defecate or urinate on grassed areas, shrubbery, or other plantings of CHECA. Pet owners must ensure that their pets defecate and urinate in the wooded areas only, where grass, unit shrubbery and other plantings are not present.”

This damage to our Common Areas is caused by pure laziness on the part of pet owners who want a pet but do not want to be completely responsible for their main-

tenance. If you cannot control where your pet urinates and defecates and you don’t want to pick up after them, either you or the pet do not belong in this community. It is not fair to your neighbors who enjoy walking the grounds or to the people who maintain our property, to have to deal with your inability to properly care for your pet.

Remember, it is well within the discretion of the Board to demand that negligent pet owners pay for any damage caused by their pet and ultimately demand the removal of the offending pet from the property. Please read the Rules regarding pets. They are very specific.

Snow Plowing: After the winter we had here in New Hampshire the Board met with Wayne, to see how he felt the snow removal process went. He has done a great job for us over the years giving special attention to those in need and doing what is required for the rest of us.

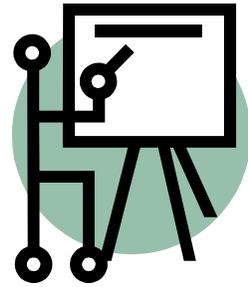
This particular season, we seemed to get more than our share on the same day as the trash removal. This obviously creates all sorts of problems for him, depending on timing and location of the receptacle. We as a community should be aware of this and help him out by putting the container out as late as possible and bringing it off the street as soon as possible.

The other thing that has grown increasingly problematic is moving the cars from the driveway to Country hill road or the cul-de-sacs. The way the system works, they plow the streets during the storm and cut the end of the driveways as they see fit during the storm. At the end of the storm, the cleaning of the driveways begins. It is at this time that you should move your car to the main road or just out of your driveway while they are cleaning your driveway and then move back in. It is not helpful to leave your car on Country hill road for extended periods of time or park on one of the side streets in a spot that affects his ability to navigate some of the tight areas.

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Rule 32. – Pool Rules

- (a) The pool is for the exclusive use of unit owners, other residents of CHECA, and their guests.
- (b) Owners, residents and guests use the pool at THEIR OWN RISK. All permitted individuals must be able to prove that they are entitled to use the facilities. Numbered keys have been provided to unit owners for this purpose. If you are entitled to a key and do not have a one, please contact the managing agent.
- (c) The pool facilities may only be used between the hours of 10 a.m. and 10 p.m.
- (d) No child under the age of 13 years will be allowed to use the pool without supervision by a person 13 years of age or older, unless a formal written request is submitted to the managing agent for an exception and such exception is approved by the Board.
- (e) All guests must be accompanied by a resident 13 years of age or older during the time they are in the pool area. Residents over the age of 13 years but under the age of 18 years may bring only one non-resident guest each into the pool area, unless otherwise approved by the Board. Residents 18 years of age or older may bring two non-resident guests into the pool area. If the pool becomes overcrowded, guests will be asked to leave.
- (f) No pets are permitted in the pool area at any time.
- (g) No floats permitted except as personal swim aids.
- (h) No running on the pool apron is permitted.
- (i) No diving is permitted.
- (j) No alcoholic beverages are to be brought into the pool area.
- (k) No glass receptacles are to be brought into the pool area.
- (l) No excessive noise is allowed at anytime when using the pool facilities.
- (m) The pool house machinery and chemicals are off limits.
- (n) Swimming with open sores is not allowed.
- (o) Children that are not potty-trained are allowed in the pool with cloth diapers and rubber pants only. Children wearing disposable diapers are not allowed in the pool.
- (p) The Board, its managing agent, or other designees, have the authority to remove individuals from the pool upon violation of any of the above pool rules. Upon multiple or flagrant violations, unit owners or residents will have their pool privileges revoked for a duration of time to be determined by the Board.



Check our Bulletin Board at the mail house for breaking

“The streets that will be painted this year will be Fitzpatrick Circle, Brussels Drive and McTavish Drive”

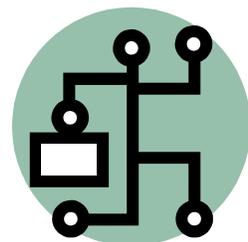
2005-Painting/Power Washing Schedule

This year the maintenance painting will commence early in the season. First, the units will be power washed and all repairs that must be done before painting will be accomplished. The streets that will be painted this year will be:

- Fitzpatrick Circle,
- Brussels Drive,
- McTavish Drive.

Our painting contractor has already started to leave notices on the units that will be painted during this cycle. If you have an original deck or porch, please cooperate by removing any personal items from these areas.

Additionally, playing catch up, we were able to power-wash all the units on Trocha, Tracey, Amalia, Jamaica, McTavish, Brussels and Fitzpatrick.



Keep up with all the current news and events.

Roof Replacements

Our 2005 roof replacements have already begun. The Board is committed to the following 20 roofs this year and hopes that we will be able to do at least 5 more in the fall.

- 4 and 7 Trocha Street
- 8 Meghan Drive
- 7 Timothy Drive
- 7 and 9 Amalia Drive
- 8 and 16 Fitzpatrick Circle
- 4 and 6 McTavish Drive
- 3, 14 and 15 Brussels Drive
- 3, 8 and 9 Falls Grove Road
- 12 and 19 Fenwick Street
- 4 and 24 Jamacia Lane

Contact Info:

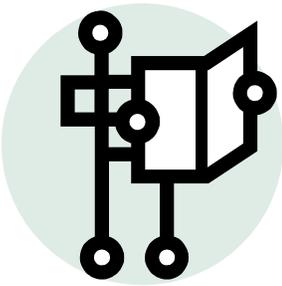
Phone: (603) 891-1800
 Fax: (603) 891-0086
 E-mail: office@greatnorth.net



Reminders

(Continued from page 2)

What we are asking is, please make every effort to help keep the roadways as clear as possible to aid in the snow removal. We will try to have another reminder in the fall.



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

Yard Sale

This years annual yard sale will take place on

Saturday June 25, 2005

(Rain date: Sunday June 26, 2005)

8:00 am to 2:00 pm

Clean out your garages, attics, and basements and participate in this year's annual yard sale:

An ad announcing the Yard Sale will run in the Nashua Telegraph and a sign will be posted at the entrance to Country Hill road. You can set up in your own driveways and garages.

So have some fun, get rid of your unwanted items, and make a few dollars
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