



Newsletter

Volume 20, Issue 1 May 2006

Board of Directors Message

Over the past few months the Board has undergone a number of changes. We have had two members resign. Jeff Mitchell our President, sold his unit creating the first vacancy and Rachel Anderson tendered her resignation for personal reasons creating our second vacancy.

As of January, Rama Vangavolu has been attending monthly meetings acting as an adjunct non-voting member of the Board, so the Board voted to make him a full voting member of the Board to fill one of the open positions.

We were pleased to have three unit owners offer to fill the remaining vacancy. At our last Board meeting, the Board interviewed Mary Mizara, Lisa Lavigne and Claudette Dube-Bulsa for the remaining open position. After considerable deliberation, the Board voted to officially accept Mary Mizara to fill the remaining Board position.

Additionally, the Board offered the position of adjunct non-voting member to both Lisa and Claudette. This would allow them to attend Board meetings, participate in our discussions, offer their suggestions and concerns.

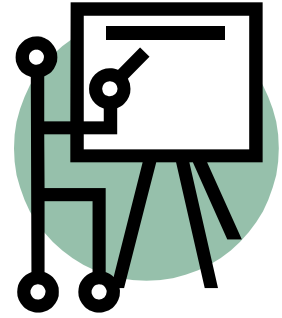
New Owners:

For all of you new owners; welcome to Country Hill Estates – It’s a great place to call home.

We are sure you will have questions from time to time and we would like to first direct you to our web site (www.countryhillestates.com), which contains all of the current Association documents. It contains;

- The Declaration
- The Bylaws
- Association Rules
- Association fill-in forms for any allowable alterations to your unit

If you need additional help please contact our property manager Chris McCarthy at Great North Property Management (603) 891-1800.



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

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Special points of interest:

- We are starting to have mechanical problems with the pool again. The pumps are getting tired and there are some leaks in the vacuum and return lines that need to be repaired.
- We now have a new web site URL. The new web site URL is www.countryhillestates.com. Read about the reasons for the change on page 2.
- So far this spring we have replaced 6 roofs on the property. We plan on replacing another 14 this spring, and then hope to replace another 20 in the fall. .

New Web Site URL



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

Several Board meetings ago, the Board voted to change our Internet Service Provider (ISP) in order to save money (currently available pricing has dropped considerably).

Unfortunately, our Domain Name, countryhillestates.org, came due for registration renewal at the same time and when we tried to move the Domain to our new ISP, we found out that the Domain had somehow been registered with a French company that provided no customer service and nobody knew the registration

code necessary to move it. So in order to accomplish the move we were forced, by circumstance, to let countryhillestates.org lapse. However, as luck would have it, we were able to secure countryhillestates.com for our new URL.

All in all, a big hassle, but as you can see, we're up and running again and saving a few bucks. We apologize for the downtime but it should be smooth sailing from now on. Thanks again for your patience.

Annual Yard Sale

This years annual yard sale will take place on

Saturday June 10, 2006

(Rain date: Sunday June 11, 2006)

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 \$\$\$\$\$\$\$\$\$\$\$\$\$\$

“We realize that everyone would like to have a new roof yesterday and we would love to be able to do just that.”

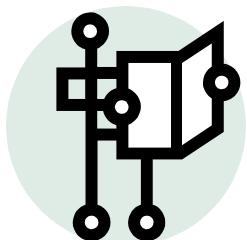
Roof Replacement

So far this spring we have replaced 6 roofs on the property. We plan on replacing another fourteen this spring, and then hope to replace another twenty in the fall. We realize that many of the roofs are in poor condition and we are doing our best to prioritize our list.

We realize that everyone would like to have a new roof yesterday and we would love to be able to do just that. But because of the budget restrictions we must live with and the ability to get a suitable roofing contractor to commit to a large number of roofs, we can't. So the Board has prioritized roof replacement by need. Obviously, some of our older units, those closest to Broad Street, require replacement before some of the newer units — with some exceptions.

So far, our Reserve Fund, which funds our roof replacement project, is in good shape and performing as expected and confirms our original decision that the larger monthly contribution to the Reserve Fund is easier for owners to live with than the alternative of a one-time Special Assessment which would put a burden on most owners.

Please be patient, we will get to your unit as quickly as we can. In the meantime, if you are experiencing leaks from your roof, we ask that you please contact Chris McCarthy at Great North Property Management. You can reach him either by phone at (603) 891-1800 or through email at chris@greatnorth.net.



Stay informed by reading our current Newsletter.

In 2006 we will be continuing the annual painting cycle. The units included in this year's schedule are all units on the following streets:

- Fenwick Street
- Falls Grove Road, and
- Country Hill Road.

The Board received bids from three painting contractors, and

after consideration of all bids voted to award the contract to Cornerstone Painting Contractors, Inc. The Board is confident that they will do a great job for the community.

As of this writing, we do not yet have a start date for the painting project (rain delays) but the contractor will give the affected owners notice before your unit is scheduled.

Unit Alterations

The following is a partial list of specifications that must be followed if you intend to proceed with any of the enhancements allowed under the legal documents of the Association and approved by the Board of Directors. The specifications have been adopted to benefit all the members of our community while still allowing the specific unit owner to enhance the appearance of their unit.

All owner projects that would alter any part of the Common or Limited Common area of Association property, including the ones listed below, must be authorized in writing, by the Board. There will be no exceptions. Forms have been provided on the [Request Forms](#) page of our web site for this purpose. You may also obtain the forms from our managing agent.

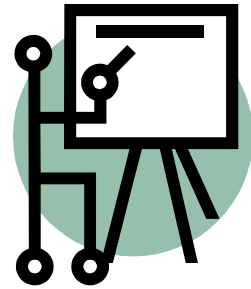
Some of the allowed alterations (with written Board permission) are listed below:

- Original deck enlargement to 220 sq ft including the steps.

- Satellite Dish installation.
- Exterior painting of front doors and shutters only.
- Window and door replacement.
- Gutters, rain deflectors and Radon mitigation systems.
- Trees and shrubs.

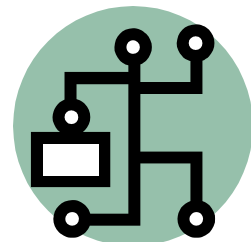
The Board encourages the planting of flowers (no fruits or vegetables allowed). No Board permission is required as long as the flowers are planted in existing unit foundation garden beds. You can not enlarge existing garden beds.

A word about replacing the shrubs around your unit foundation; as you are aware, the Association is only responsible for trimming existing shrubs. We are aware of the fact that most of the shrubs are 20 years old and have over-grown the space that they were planted in. Our landscape contractor has provided us with a list of acceptable replacement plants. The list of existing plants that are currently planted around



Check our Bulletin Board at the mail house for breaking news and events.

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Keep up with all the current news and events.

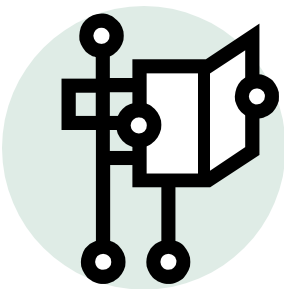
Country Hill Estates

Contact Info:

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

We're on the web!

<http://www.countryhillestates.com>



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

- Yew (*Capitata, Densi*)
- Rhody (*Compact P.J.M.*)
- Azalea (*Delaware Valley – for South facing houses only*)
- Euonymus (*Winter creeper*)
- Holly (*Dwarf Varieties*)

Deciduous:

- Silver Maiden (*Ornamental Grass*)
- Spirea Varieties
- Viburnum (*Dwarf Variety*)

UNACCEPTIBLE REPLACEMENTS

Additionally, the following plants will **not** be allowed;

- Juniper Varieties
- Barberry Varieties
- Cotoneaster

Although some of these restrictions may seem unreasonable, they are all keyed to our prevailing landscape contract. Just one example; consider that if owners were allowed to extend their original garden beds?

This would require our landscaper to do additional bed edging and provide additional mulch to accommodate the enlarged garden beds. It would also require contract adjustments and additional payments that we did not budget for.

Please remember that should you decide to replace your shrubs, you must submit the *Plant Material Installation* form to the Board for written approval. The Board approves or disapproves all forms at their monthly meeting on the fourth Wednesday of every month.

Unit Alterations

(Continued from page 3)

the foundations of our units and their acceptable replacements follows;

EXISTING PLANTS

Evergreen:

- Arborviate (*Dark American*)
- Rhododendron (*Matured*)

Deciduous:

- Euonymus (*Burning Bush*)

ACCEPTIBLE REPLACEMENTS

Evergreen:

- Arborvitae (*Emerald Green*)
- Arborvitae (*Global*)