

## Country Hill Estates Condominium Association

# Newsletter

May 2007

### Inside This Issue

- 1 Message from the Board
- 2 Road Repairs
- 2 Landscaping
- 2 Yard Sale
- 3 Pool
- 4 Rules Violations
- 4 Gutters
- 4 Feedback

### Message from the Board

The roof replacement project has been completed! All 137 units have had their original roofs replaced. With any luck, there will not be another roofing update for decades to come.

Now that the final payment for roof replacements has been made, our Reserve Fund has, of course, been depleted. We have no other significant reserve expenses that are imminent. Barring an unforeseen disaster, the account balance will climb throughout the rest of the year. Before year's end we expect to have a comfortable, but not excessive, Reserve Fund balance.

It is important that we continue to build our Reserve Fund as we plan for the next big projects. Today those projects appear far in the future but will likely still manage to creep up on us somehow. We know our roads will need repaving at some point (more on that later) and anyone living with a view of the fence surrounding our property knows we cannot keep patching it indefinitely.

In response to requests from residents, the Board deliberated its response to the situation at the bus stop. We received feedback from residents after the topic was mentioned in our last newsletter. We would like to thank everyone who voiced an opinion. Advance notice of the demolition was posted on the community bulletin board. In the end, it was clear that the overwhelming majority of residents either wanted the bus stop removed or had no preference for a course of action. The shed has since been removed. Demolition costs were largely offset by savings resulting from the elimination of the bus stop roof replacement. This week the concrete slab was removed. The area will be tidied up and seeded for grass.

Our pool was repaired last fall. The pool house has a new roof and its exterior trim will be painted this month. We will also be painting the ceiling and giving the rest of the interior a good scrubbing to complete an overall "sprucing up" of the pool area.

Power-washing and painting of the units, as outlined in our February newsletter, will begin in May and be finished by the end of June. Residents of each unit on this year's list (Edis Lane, Trocha Street, Jasmine Drive, Meghan Drive, Timothy Drive, and Tracey Avenue) will be notified before painting of their unit begins. Owners of the affected units are reminded that we will not paint any trim or garage door found to be in need of replacement.

---

*The roof replacement project has been completed! All 137 units have had their original roofs replaced.*

---

---

*To ensure the roads' overall longevity we need to perform some minor repairs and maintenance.*

---

## Road Repairs

As part of our planning for the long term maintenance of our Common Property, we have consulted paving contractors. There is a general consensus that, although our roads are not as pretty as they once were, they are in good shape considering their age. We might get another five to eight years without a major resurfacing. To ensure the roads' overall longevity we need to perform some minor repairs and maintenance. This summer we will have cracks in the pavement throughout Country Hill sealed. There are also a few potholes that will be filled. We are still in the process of taking bids on the work and we are considering more extensive repairs to the most worn portions of Country Hill Road, namely at the entrance and between Brussels Drive and Falls Grove.

## Landscaping

Last month we conducted a thorough walkthrough of the community to assess the state of our landscaping. We have several sink holes along the perimeter of Country Hill. This year we will fill and regrade two of the biggest depressions. The first is at the edge of our property behind Brussels Drive. The sink hole there is very close to homes. The second area is against the edge of our property between Timothy Drive and Amalia Circle. This area no longer drains properly and we occasionally have standing water there. The repairs will require the use of heavy equipment and some parts of the lawn, particularly on Brussels Drive, will be damaged. This damage will be repaired after the sink hole repairs are completed. We hope to start work on this project very soon so that the newly planted grass has a chance to take hold before the hottest part of summer arrives.

---

*Last month we conducted a thorough walkthrough of the community to assess the state of our landscaping.*

---

Over the years most of the circles at the end of each cul-de-sac have been cleaned out and, in some cases, new shrubs have been added. There are still a few that have not received much attention. This year we will be cleaning up the circle at McTavish Drive.

We have difficulty growing grass in many places along the western edge of Country Hill. Over the years the amount of shade there has increased, making it even more difficult. We will try to improve the situation by trimming away branches to promote grass growth by allowing more sunlight in. Unfortunately, there are few spots where that is likely to have much effect. We are investigating alternative solutions and welcome your suggestions.

## Yard Sale

A community-wide yard sale is scheduled for Saturday, May 19<sup>th</sup> with a rain date of May 20<sup>th</sup>. An advertisement announcing the event will be placed in the Nashua Telegraph. On the day of the sale, a sign will be posted at the entrance to Country Hill.

## Pool

The pool opening is planned for just prior to the Memorial Day weekend. Our 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 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 are 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.

---

*The pool opening is planned for just prior to the Memorial Day weekend.*

---

---

*The streets scheduled for painting in 2007 are:  
Edis Lane  
Trocha Street  
Jasmine Drive  
Meghan Drive  
Timothy Drive  
Tracey Avenue*

---

## Rules Violations

With few exceptions, it is against our By-laws to leave personal property in the Common Area. This fact is mentioned frequently in our newsletters but the problem persists. Our Common Area is littered with furniture, toys, planters, and debris. If you have items in the Common Area, in violation of the rules, please remove them.

Pet owners are reminded that pets must not be allowed to run free and that no pet is allowed outdoors unattended at any time. Running leads are not allowed.

Most dog owners in Country Hill conscientiously remove and properly dispose of feces left by their pet. However, a handful disregards our rules. Some parts of our property are veritable "poop minefields." The Board of Directors and our Managing Agent would prefer to avoid an aggressive rule enforcement campaign but we have begun sending "Notice of Violation" letters to the offending parties. Naturally, we can't identify the source of every violation. We need everyone's cooperation to solve this problem.

Violations of any of our rules can ultimately result in the levying of fines. Our rules and bylaws are available to anyone with Internet access at [www.countryhillestates.com](http://www.countryhillestates.com). If you do not have Internet access, a copy of the bylaws can be obtained from our managing agent for a nominal fee.

## Gutters

In February, the property manager notified unit owners with gutters needing immediate cleaning that if they did not clean their gutters we would have them cleaned at their expense. In mid-March we cleaned those gutters and billed their owners.

If you have gutters but did not receive a notice that they need to be cleaned, it does not mean your gutters are clean. Only owners with gutters that were clearly so clogged that they risked damage to our new roofs were contacted.

Check your gutters to make sure they are clean. This is the unit owner's responsibility.

## Feedback

Problems or questions should be addressed to our property manager, Chris McCarthy:

Great North Property Management, Inc.  
100 Daniel Webster Hwy.  
Nashua, NH 03060-5214  
Tel: (603) 891-1800  
E-mail: [chris@greatnorth.net](mailto:chris@greatnorth.net)

---

*Pet owners are reminded that pets must not be allowed to run free and that no pet is allowed outdoors unattended at any time.*

---

---

*Need clarification of any of our Association's rules? All the rules, regulations, and forms are available on our website:*  
**[countryhillestates.com](http://countryhillestates.com)**

---

---

*Board of Directors:*  
*Barry Hallenbeck, President*  
*Mary Mizara, Treasurer*  
*Claudette Dube-Bulsa, Secretary*  
*Claire Azzalina, Director*  
*Irene Holland, Director*

---