

Country Hill Estates Condominium Association

Newsletter

May 2008

Inside This Issue

- 1 Swimming Pool
- 2 Rule Change
- 3 Tennis Courts
- 4 Semi-Annual Yard Sale
- 5 Top Ten Rule Violations
- 6 Painting Project - 2008
- 7 Fees & Management

At the last meeting of the Board of Directors, it was decided that no child under the age of 15 will be allowed to use the pool without supervision by a person 15 years of age or older

Swimming Pool

The swimming pool will be opened on Friday May 23rd. We ask that you please make sure to follow the rules when swimming at the pool. The Rules are listed on the fence to the right of the pool house. The Rules are also all listed on the website at countryhillestates.com. We wanted to take a minute to remind everyone that the Pool facilities may only be used between the hours of 10 am and 10pm. We also wanted to remind everyone that no pets or bikes are permitted in the pool area at any time, and there is to be no running on the pool apron or diving.

Rule Change at Swimming Pool

At the 2007 Annual Meeting a poll was taken on whether or not to raise the age limit for unsupervised children at the swimming pool. The poll proposed raising the age limit to age 18. The results of the poll proved that the unit owners at Country Hill felt that the age limit should be raised. At the last meeting of the Board of Directors, it was decided that no child under the age of 15 will be allowed to use the pool without supervision by a person 15 years of age or older. As with every other Rule or Regulation it is up to the residents to help enforce this new Rule change. If you see children under the age of 15 using the pool unsupervised, we ask that you please contact Chris McCarthy at Great North Property Management at (603) 891-1800 or chris@greatnorth.net.

Tennis Courts

The Tennis Courts are now open for use. Vermont Tennis Courts did some much-needed maintenance to them last year. Please remember that the tennis courts are to be used for playing tennis only.

Semi-Annual Community Yard Sale

Our community-wide spring yard sale is scheduled for Saturday, June 7th with a rain date of June 8th. 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.

Our rules prohibit individual yard sales so mark this date on your calendar.

Top Ten Rule Violations

As the weather warms up more and more, rule violations begin to pop up. The Board has made a list of the top ten rule violations which are listed below. Please take a moment to make sure you are in compliance with the following rules:

Parking on the lawn is not permitted...

Littering – Is not allowed on the property. No one may place household trash, garbage or refuse in the common area unless the trash is in the provided receptacle on our trash pickup day.

Outdoor equipment – Bikes, scooters, toys, canoes, sporting goods, lawn furniture or other personal items shall not be stored outside overnight in the common or limited common area.

Pets – no pets shall be tied up attended or unattended outdoors at any time. Pets must be kept on a leash while walking in the common area, and owners must always pick up after their pets should they defecate on the property.

Barbeques – Only barbeques in protective metal containers with covers may be used. All grills must be kept away from the siding.

Parking on the lawn – Is not permitted at any time.

All exterior modifications must be signed off on by the Board....

Exterior Modifications – All exterior modifications must be signed off on by the Board before the project can commence. You will find these modification forms on the website under request forms. Examples of modifications include adding a satellite dish, replacing windows and or sliders, and replacement of shrubs. As a reminder, although flowers are allowed in mulch area around condo, vegetable (tomato etc.) and fruit plants are not allowed.

Noise – Residents must reduce noise to a reasonable level between the hours of 10 pm and 7 am so that other residents are not disturbed.

Trash receptacles – are only allowed to be put out in the common area on the day of trash pickup. Receptacles must be removed from street side and put away after trash pickup.

Firewood – must be stored in a neatly arranged stack adjacent to the unit.

Items under decks – Items shall not be left under your decks. The Board asks you to remove any items currently being stored under your decks to prevent violation fines.

Need clarification of any of our Association's rules? All the rules, regulations, and forms are available on our website:
countryhillestates.com

The Board would like to thank each unit owner, in advance, for your cooperation with following these rules. If everyone follows these rules, Country Hill Estates will continue to be a beautiful place to reside.

Painting Project - 2008

We will continue the community painting cycle this summer. The Association is responsible for the maintenance painting/staining of only the exterior surfaces of exterior trim, windows, entry door frames (not the entry doors), garage doors, original decks/porches, bulkheads and the metal foundation windows.

Earlier this year an inspection was done of all units scheduled for painting this year. Any windows or garage doors found to be in need of replacement will not be painted. A letter was sent to each resident who has windows, a slider, or garage door that was in need of repair or replacement. Unit owners must replace defective windows and garage doors at their own expense. Any necessary repairs of original decks and porches will be made prior to painting.

The streets scheduled for painting in 2008 are:

- Amalia Drive
- Jamaica Lane
- Scarborough Drive

*Streets scheduled for
painting this summer:*

Amalia Drive

Jamaica Lane

Scarborough Drive

Fees and Management

A reminder to everyone: The monthly condo fee is now \$295. Each unit owner should have received a coupon book and window envelopes. Please use these coupons and envelopes when sending in monthly condo fee checks. This new system helps ensure that your payments are posted quickly and accurately. In the near future, automatic payment option will be made available. Information will be sent to unit owners when that capability becomes available.

Any 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

Voice: (603) 891-1800

Fax: (603) 891-0086

E-mail: chris@greatnorth.net

If you have any questions on your account balance, please contact the Great North Accounting department at (603) 436-4100.

Board of Directors:

Mary Mizara, President

Renée Barry, Treasurer

Claudette Dube-Bulsa, Secretary

Irene Holland, Director

David LaFance, Director
