



From the Board

Thanks to all our residents who stoically adjusted and lived through Phase I of the paving project. Lessons learned from this Phase will enable us to make improvements to the planning and implementation of Phase II and Phase III.

Fire Update

We are happy to report that the necessary permits were obtained from the City of Nashua building department, and the exterior of 11 Brussels Drive has been restored with new vinyl siding, vinyl windows, doors, rear deck, roof repair — and in our opinion, the best part is that it's no longer an eye sore for the folks that live in the proximate area!

Unfortunately, May's foreclosure sale of this unit was once again postponed by Wells Fargo Bank.

Insurance

Middleoak Insurance, our Master Policy carrier, requires that all residents be informed that:

- gas barbecue grills, when in use, should be located a safe distance from combustible building components
- grills should never be used beneath overhangs such as roofs, porches, or decks
- when in use, grills should never be left unattended

Also, if you use your:

- fire place, wood burning stove, and chimney on a regular basis, you should have all components inspected and cleaned yearly as good safety procedure requires

Of Note

A walk-through was conducted in April and we are pleased to report that far fewer violations were observed when compared to the fall walk-through. However, still leading the list is improper storage of items on the common area — usually we find things stored under a deck or steps which is not allowed. Please take a few minutes to walk around your unit to ensure nothing is stored on the common area and your trash receptacles are located in an inconspicuous location or stored in your garage if you have one, litter is picked up, shovels and bags of salt are put away until next winter, and hoses are neatly placed in a spot that does not interfere with lawn care.

Tag Sale

The date of the authorized Community Tag Sale has been rescheduled to June 15th (rain date June 16th). Remember this is the only tag sale permitted during 2013.

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Points of Interest

- Community Tag Sale has been rescheduled to June 15th (rain date June 16th). Remember this is the only tag sale permitted during 2013.
- Please check your personal insurance policies to make sure you are properly covered.
- As soon as the pool opens for the season, test your key FOB's to make sure they are working. Don't wait for the wilting weather!

Miscellaneous Updates

Spring Landscaping Updates

Our paving project has put us behind schedule on lawn care and irrigation. Mulching was delayed and will be done as soon as possible. A consequence of the unusually dry spring is dry and brown grass. If the dry conditions continue, the irrigation system at the front of the property will be turned on ahead of schedule. The back portion which runs off the well still needs to be adjusted and tested. Irrigation modifications will continue this season on Amalia Drive and Scarborough Drive.

Shrub trimming is scheduled for July and August. Once the schedule is set, a notice will be placed at the mail house. Anyone who has shrubs they wish to have removed should fill out the shrub removal request form (available on the web-site) and send to Cindy. Due to budget constraints, not all requests can be honored. Removal will be done on a "first come, first serve" basis. Remember the unit owner is responsible for the replacement shrubs;



again, the correct form along with a diagram needs to be submitted for approval.

Please take the time to report damaged and/or broken sprinkler heads to Cindy.

Paving Update

Paving work began on April 22nd. Prep work that was required to be done prior to the finish coat (installation of catch basins, adjustment of manhole covers, storm grates, etc.) took longer than anticipated and resulted in the project taking longer than three weeks to complete.

The biggest inconveniences occurred at the beginning when the streets and driveways were being dug up

and at the end of the project when the finish coat was being applied. The BOD made a conscious effort to keep unit owners updated with postings on the website and at the mail house and also with blanket emails that were sent out by the Property Manager. Some things learned from Phase I:



- "No Parking" signs need to be erected in no parking areas
- More detailed information needs to be provided at the end of each day detailing the work schedule and location for the next day
- Some signs should be placed in a more visible location
- Routine yearly maintenance should not be performed in the area being paved

Now that the bulk of the work is completed, grass will be replanted along the edges of driveways and roads; and required repairs to the irrigation system will be done. We appreciate your patience.

Take Our Paving Survey

An on-line survey is now available, and we encourage **any** resident **but especially** Phase I residents to take the time to complete this survey. It is an **anonymous** survey. Results will be utilized to help the BOD improve the process for Phase II & III. To take the survey now, please click on the link below:

<http://checa.wufoo.com/forms/r7x2z1/>

Pool & Tennis Courts

Pool

The pool will open for the 2013 season on Memorial Day Weekend — check the bulletin board to see the exact date. Hours of operation are 9:00 am until dusk. Pool is reserved for an adult only "silent swim" from 6:30 am until 8:30 am.



Pool Security

B&S Integrated Security Systems has been awarded the service maintenance contract for the key FOB's. All key FOB's will be held at the B&S office at 14B Broad Street in Nashua, and anyone needing a new or replacement key FOB can get one there. B&S will make 14 visits to the property during the season to activate and deactivate key FOB's and make any adjustments to the system.

As soon as the pool is open, everyone who has a pool FOB should check to make sure the key FOB is in working order. Please don't wait until the first hot spell and find the key FOB doesn't work. Any new unit owner who wants to secure a key FOB needs to fill out an application and pay a \$50 fee. Contact Cindy Carroll if you have any questions.

Any delinquent unit owner will not have their FOB activated. ***If during the season, your condo fee is not received by the end of the business day on the 15th of the month, your key FOB will be***

Spring Projects

- Three of the five units scheduled for re-siding have been completed
- Pressure washing was done on Country Hill Road , Fenwick Street, Falls Grove Road, Edis Lane, Trocha Street, Jasmine Drive, and Meghan Drive
- Painting was done on Fitzpatrick Circle, McTavish Drive, and Brussels Drive
- Pool apron/deck was pressure washed and new sealant was applied

deactivated and pool privileges will be rescinded until your account is paid in full. Reactivation will not occur until the next regularly scheduled visit of B&S.

Rules are posted at the pool house. Any incidents/problems should be immediately reported to Cindy. Remember — only let members of your household or your guests into the pool. Do not let others enter through your key FOB. Anyone allowing unauthorized people into the pool will have their pool privileges immediately suspended.

O'Leary's Pool Service will provide pool maintenance. Haley's White Glove Cleaning will clean the pool house twice per week on Monday and Thursday.

Tennis Courts

The tennis courts are now open. If you are a new resident and do not have a key, contact Cindy. Remember:

- no pets,
- no bicycles,



- no skateboards,
- no roller-skates,
- only soft-soled shoes can be worn on the court, and
- no alcoholic beverages or glass containers are allowed in the area and you are responsible for removing your own trash.



Country Hill Estates

Resolution Property Management
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Cindy Carroll, Property Manager

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Seasonal Reminders

- Tomato plants can be planted in existing beds on the side or rear of a unit
- Unit owners are encouraged to plant flowers in existing beds
- Any lawn furniture which has been placed on the common area during the day must be removed by dusk
- Bicycles should not be left on the common area over-night. If you don't have a garage, bikes can be placed on your deck at night
- Portable basketball hoops can be placed in driveways from Apr 15th until Oct 31st
- Expanded decks should be inspected to make sure maintenance is not required
- Garage doors should be checked for rot and repairs made if required
- To ensure prompt emergency response, make sure your unit has a visible street number
- Our speed limit is 20MPH — keep our children and walkers safe
- Enjoy the pool — the season is short

Please Be Considerate...

- Because of Memorial Day and the 4th of July, trash pick-ups those weeks will be pushed to Saturdays (June 1 and July 6)
- Dog "rest stops" should be done in the traffic circles or wooded area —not on lawns or edges of the lawns
- Dog waste must be immediately cleaned up and properly disposed of
- No pets are allowed to be tied or left unattended at any time
- All pets must be licensed by the City of Nashua
- Only one yearly community wide tag sale is allowed — individual tag sales are prohibited
- Please share your email address with Property Manager
- Visit our website (www.countryhillestates.com) to stay informed on Community issues