



From the Board

Foreclosure sales have been recently held at two properties. The first (11 Brussels Drive) did not receive the minimum bid and was purchased by the bank foreclosing on the property. Second sale was held at 16 Brussels Drive and a bidder made an offer which was accepted. Bidder has 30 days to either pay balance due or secure financing to complete the purchase.

PAVING

Phase III re-paving began on April 27. Weather permitting; the final coat will be done the week of May 25. Trash pick-up in this Phase will not resume for several weeks. Watch the bulletin board for updates. Sprinkler and lawn restoration will begin shortly thereafter. Once grass seed has been planted, unit owners are requested to water the newly seeded area several times per day. New grass will need to be kept wet for about 8 weeks. Morin's will also complete landscaping work at the front entrance.



Mowing has begun. Mulching will be done within the next few weeks. Shrubs will be trimmed in July.

SIDING LOTTERY DRAWING

Siding drawing was held on May 16, and four units were chosen to be re-sided this year. Unit owners have been given a timetable to accept re-siding offer and to correct any deficiencies. Two units which were chosen last year and not re-sided because of contractor delays and the harsh winter, will be completed prior to 2015 work.

SPRING WALK-THROUGH

A spring walk through was done in mid-April. Items stored on the common area were the main problem area. Please remember — the use of common areas for storage of any kind is prohibited. Common area includes the ground under all porches and decks.

YEARLY TAG SALE

Annual Tag Sale will be held, Saturday, September 12. Rain date is September 13.

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Points of Interest

- As the paving winds down, please stay **off** of the newly paved curbs and sidewalks. It will take time for them to cure. Thank you.
- Please remember to slow way down as you drive by the paving workers. They are concentrating on their task at hand and are apt to make unanticipated moves. Don't make their work any more dangerous than it is.

Miscellaneous Updates

PROPERTY MAINTENANCE

Power washing will be done in June or July. Forty-eight units will be done this year including units on McTavish Drive, Brussels Drive, Fitzpatrick Circle, and Scarborough Drive.

Painting will be done in July or August. Thirty-six units on Edis, Trocha, Jasmine, Meghan, Timothy and Tracy plus the pool house, mail house, and maintenance garage are on the 2015 cycle.

Seal coating of driveways in Phase I is tentatively scheduled for September.

Note: If your condo fees are not current, these services will not be done at your unit. Notices will be placed at the mail house several days before the actual work begins.

POOL/TENNIS COURTS

Pool is scheduled to open Memorial Day Weekend and remain open until Labor Day. Pool hours are 9 am to dusk. Adult only "silent swim" is daily from 6:30 am until 8:30 am. Once the pool is open, unit owners are encouraged to check their key FOB's to make sure they still work. Everyone should enter the pool area using their own key FOB. Letting unauthorized people into the pool area will terminate your pool privileges. If you are a new unit owner, you need to contact Cindy Carroll, fill out an application form and pay a \$50 fee to obtain a key FOB.



Any unit owner in arrears, (this applies to monthly and late fees and violations) will not have their key FOB activated until the account is paid in full. Additionally, FOB will not be activated until the next scheduled visit by BSISS unless the owner pays for BSISS to make an unscheduled visit to activate their FOB.

Remember:

- Residents between the ages of 15 and 18 are allowed to bring only one non-resident guest to the pool.

- Older residents can bring only two non-resident guests.
- There is a cap of six people per unit unless previously approved by the Board. Pets are not allowed in the pool or the pool area.

Pool rules are posted at the pool house. Parents remember you are responsible for your children's behavior. Unit owners remember you are responsible for your guest's behavior.

Pool house will be cleaned twice per week.

If you see any problems or have any issues with the pool, Cindy Carroll is the person to contact.



Tennis courts are now open. Late last summer, several girls were in the tennis court area sitting on and swinging back and forth on the tennis nets. As a result, new nets were required this year.

Remember:

- Courts are to be used only for playing tennis - no other activities are allowed.
- Only soft-soled shoes are allowed.
- Pets are not allowed inside the courts.
- Trash should not be left behind.

UNIT MAINTENANCE

By the end of next year, all units in Country Hill will be thirty years old. Over time, things wear out. Here are a few tips to see if your original windows and sliding door are still functioning properly:

- Check the inside of windows and sliders for hot and cold "drafty" spots. If you find any, this indicates air infiltration which can lead to reduced energy efficiency.
- Check every window and your slider for adequate weather stripping and caulking.
- Check to make sure windows open and close easily. If

Updates Continued

they don't, this could mean they need to be replaced.

- Check the frames for signs of rotting. If there is rot, the window should be replaced.
- Check to see if you have moisture inside the pane. If you do, vapor barrier is gone and window should be replaced.

Don't forget to look at your garage door. If the bottom panel is rotted, it needs to be replaced.

LITTER/TRASH REMOVAL



Litter is an eye-sore. Look at the amount of trash that was picked up in a two-day period. Let's be pro-active and not use our Community grounds as a trash receptacle. Additionally, let's be vigilant and if you see trash, pick it up and dispose of it properly.

Waste Management has a difficult time navigating our narrow streets and

circles. Please be considerate and park in your driveways on Tuesdays.

Trash receptacles should not be put out until Monday evening and should be brought back in no later than Tuesday evening. Units with garages must store their receptacles in the garage.

Due to the Memorial Day Holiday, trash will be picked up on Wednesday, May 27.

KEEP IN MIND

- Speed limit is 20 MPH. During the past couple of years, the number of children within the Community has increased. Let's keep them and our walkers safe by strictly adhering to the 20 MPH speed limit.
- Broken sprinklers cost money to repair so don't park on the grass — all wheels should be on the pavement. Malfunctioning sprinklers waste water and increase our water bill, so if you see one, take a minute and send Cindy a quick e-mail with the info so she can have Morin's check it out.
- The mail house overflow parking lot is for day swimmers and guests. No overnight parking is allowed without advanced permission. Violators are subject to towing at vehicle owners expense.

WEB SITE REQUEST FORMS



By now, most owners are familiar with our fill-in PDF request forms that are available on the web site for owners to request allowable architectural changes to the exterior of their units.

One of the reasons we developed these forms was because it was difficult for the Board to decipher our previous handwritten forms plus new electronic storage considerations. Unfortunately, in some cases, we find that some owners still print out the form and fill it in by hand; back to the original problem of readability. On occasion, we receive forms that are half typed and half handwritten. Please, we need you to fill-in your request forms by typing your information in the shaded form fields provided.

Fortunately, version XI, the latest version of the free Adobe Reader, which we recommend that everyone download, provides the additional ability of signing your completed form if you have a scanned copy of your signature. If you don't and you have a scanner, you can scan your signature and save it to a file for use with the new version of Adobe Reader.

Previous versions of the free reader would not allow you to save the completed form, the only option was to print the form. With version XI, you can save the completed form as a PDF file to your desktop which can then be attached to an e-mail message to our property manager. No fuss, no muss, no postage.

After filling in the form; at the top right in the form, click the **Sign** pane. Open the **I Need to Sign** panel.

Click **Place Signature**. Click **Use Image**, then browse to the file that contains your handwritten signature. Click **Accept**. Scroll to the desired location on the form, and click to place the signature.

To sign your file more than once, click **Place Signature** again. Scroll to the desired location, and click to place the signature.

To permanently merge the signature into the PDF, save the file. Click **Confirm** to finalize the changes. Type a name for your file. Click **Save**.

You are then presented with an option to send the signed document to others with Adobe EchoSign. Adobe EchoSign is a paid service that you will not need. If you don't want to use the Adobe EchoSign service, click **Not Now**.

Tip: Acrobat Reader sets the first signature method chosen as the default method of signing. To change methods, click the down arrow next to **Place Signature**, and select **Change Saved Signature** to return to the full list of options. The last method you choose becomes the default.



Country Hill Estates

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Seasonal Reminders

- Annuals and perennials can be planted in existing beds.
- Tomato plants can be planted in existing side or rear planting beds. They are not allowed in front of a unit.
- Basketball hoops can be put in your driveway until October 31st at which time they need to be removed and properly stored.
- Expanded decks should be inspected to see if any cleaning, maintenance, or staining is required; a unit owner responsibility.
- Gutters/down-spouts should be cleaned; a unit owner responsibility.

Please Be Considerate...

- Pets cannot be tied outside at any time. Pet owners are asked to make an effort to have their pets defecate and urinate in the wooded areas or circles where grass will not be affected.
- Any lawn furniture that is placed on the common area during the day must be removed and properly stored by dusk. Keep in mind Morin's mows on either Thursday or Friday so nothing should be on the common area to interfere with the mowing.
- All unit owner exterior alterations need to be approved *prior to starting* alterations
- Waste must be immediately removed and properly disposed.
- Barbecue grills, when in use, should never be left unattended. Grills should never be used underneath overhangs such as roofs, porches, or decks. Grills should be located a safe distance from combustible building products.
- Bicycles and toys should not be left on the common area overnight. If you don't have a garage, these items can be stored on your deck.
- Contact Cindy Carroll with questions or issues