



From the Board

Annual Meeting — Based on attendance, it looks like changing the date of the Annual Meeting to October was a positive move. Attendance at the October 27th meeting was better than past years. Fifty-four (54) units were represented at the meeting and nine (9) executed proxies were exchanged for ballots.

Mark Wheatley, President, gave an overview of 2010 accomplishments:

Front Porch Replacement — Program continues, and when the work ends this month 86 porches should be completed. Another 40 will be completed in 2011, and the remainder will be finished in 2012. Original rear porches will then be scheduled for replacement.

Timber Walls & Steps — Tennis court wall steps were replaced. Half of the existing timber walls/steps were removed and replaced. The remainder will be done in 2011.

Fencing — Approximately 300' of fencing on the high school side of the property was repaired.

Pool — Extensive repairs were made to the pool due to structural failure of the pool deck. Changes made to the filtering system should reduce future operating costs. Photo's of the renovation are available on the web site.

Shrubs — Aggressive pruning and removal of overgrown unit perimeter shrubs began.

Financial — Progress was made in collecting delinquent accounts.

Currently there are two unit owners who refuse to pay their monthly fees. A third has been making monthly payments but not getting caught up on past due amounts. All others have either gotten caught up or are on repayment plans. Be assured every possible course of legal action is being pursued.

Elections — An affirmative vote was cast for IRS Ruling 70-604 and Mark Wheatley, Al Reilley, and Rick Balboni were all re-elected to 2-year terms. The Board organizational vote for 2011 is as follows: Mark Wheatley, President; Al Reilley, Treasurer; Elaine Reid, Secretary; Claire Azzalina, Director; and Rick Balboni, Director.

Future planning:

- **Siding** — two units will be sided this fall; one unit on Trocha Street and one unit on Timothy Drive.
- **Fencing** – an additional 300' of fencing between Fitzpatrick Circle and Jamaica Lane will be replaced.
- **Pool** – a keyless entry system will be introduced before the pool opens for the 2011 season.
- **Landscaping** – an on-going, long-term plan is being developed for trimming and removal of overgrown trees.
- **Roads** – planning is still under way on how and when to proceed with this project.

Inside this issue:

Miscellaneous Topics	2
Landscaping Update	2
Landscaping Update (Continued)	3
Contacts	4
Snow Removal	4
Keep in Mind	4

Points of Interest

- Always lock your car to prevent break-ins.
- The re-siding project has begun on Trocha Street.
- Check out the list of acceptable replacement plants for unit foundation planting.
- Please watch your speed on Country Hill Rd. Posted 20 MPH.

Misc. Topics

Meeting Minutes:

Unit owners voted at the Annual Meeting to have minutes from the monthly and annual meetings posted on the association web site after board approval of the minutes. For example, minutes from the October meeting will be posted after approval at the November meeting. Board meetings are not scheduled for December or August unless there are items that require immediate attention. Anyone who does not have Internet access and wants to receive a hard copy of the minutes should contact Barry Heller at Great North. Communications and community oversight are still the two areas that need improvement. Most communications will be done through the web site so each of you is encouraged to visit the site on a regular basis. Posting of relevant items will also be done at the mail house. Community oversight will be reviewed at subsequent board meetings.

Condo Fees:

The condo fee for 2011 will be \$315/month. This is a \$5/month increase. Of this amount, \$195 will be used for operating expenses and \$120 to fund our Capital Replacement Reserve fund. CHECA Bylaws require the Board of Directors to build up and maintain an adequate reserve fund for

repair and replacement of Common Area assets. The majority of the current board agrees we must aggressively save for siding and road repairs, which are the two most costly items that will need to be addressed this decade.

Great North Performance:

As many of you are aware, BOD members have been very frustrated with the level of service received from Great North Property Management. During the summer, interviews were conducted with several other property management companies. After much reflection, an agreement was reached with Great North to have one of their most capable Property Manager's (Barry Heller) assigned to our account. So far, we have seen a more visible presence on the property and a more thorough follow-up to our requests. Hopefully, unit owners will no longer be inconvenienced by lack of timely response from Great North. If you have a problem with your unit or within the Community, you need to make Great North aware of this as soon as possible. This should be done via e-mail so there is a paper trail. Of course if you don't have e-mail, a phone call should be made. Barry should get back to you within 48 hours. If he doesn't, another e-mail and/or phone call should be made. If there is still no response, a board

member should be notified.

Unit Owner Alterations:

Reference Rule 10 – Additions/Modifications to the Exterior of Units.

Some unit owners have replaced doors, windows, and added satellite dishes without seeking prior board approval. Additionally, on occasion incorrect contractor information is included on the alteration request form. It is imperative that the documentation is accurately submitted and approved prior to any work being done. Copies of all alteration requests are kept on file at Great North Property Management. Anyone who does an unauthorized alteration can, at the discretion of the BOD, be fined or required to restore the area to its original state. Self-explanatory request forms are available on the web site.

Roads:

A vote was taken at the Annual Meeting to establish a committee of unit owners to delve deeper into the issue of road repairs and/or replacement. John Cole, David LaFrance, Mike Mondazzi, and Jim Tomaszewski all volunteered to serve on the committee. Committee members will report their findings back to the BOD. Their findings will be included in a future newsletter.

Landscaping Update

As you know, 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 overgrown the space that they were planted in. Our landscape contractor has provided us with a list of acceptable replacement plants that will not take over the unit perimeter foundation planting areas. The photos below show all the acceptable replacement plants.



Rhododendron — Catawa
(for shadier areas)



Rhododendron — PJM
(for sunnier areas)



Daylily — Ruby Stella
(Ever-blooming Variety)

Landscaping Update *(continued)*



Daylily — Stella D'Oro
(Ever-blooming Variety)



Spirea
Little Princess



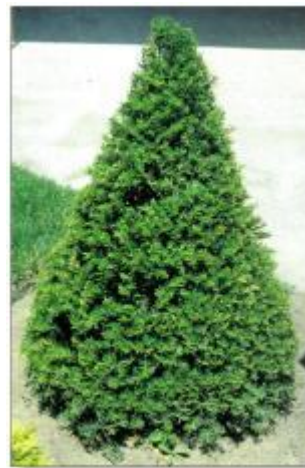
Spirea
Magic Carpet



Arborvitae
Dark American



Arborvitae
Emerald Green



Yew
Capitata



Yew
Densi, Gro-Lo



Yew
Capitata



Holly
Blue Princess



Lilac
Miss Kim



Russian Cypress
(Ground Cover)

Remember: If you would like to make additional enhancements to your unit, other than just planting flowers, you must fill out and submit the *Plant Material Installation* form to the Board for approval. You must also submit a Certificate of Insurance, naming CHECA, for any contractor that works on your project. The Board will only approve plant materials that are on the *Acceptable Replacements* list. You must have prior written approval from the Board before you begin any landscaping project.

Country Hill Estates

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Snow Removal

Once again Joell's Outdoor Services will be doing the snow removal. As has been the practice in the past, main roads will be plowed first. If it is a significant storm, a sweep will be made at the end of driveways. Driveways and walkways are not done until the storm has ended. At that time, cars should be moved out of the driveway so the plow operator has sufficient room to maneuver. If necessary, cars can be parked on Country Hill Road when driveways are being plowed.

Last year several people habitually called Great North asking to have their driveways cleared before the end of a storm. Unless it is a true emergency, we ask that you refrain from doing this. Most driveways are short enough so there is no problem in exiting before the driveway is plowed.

During periods of snow, we ask unit owners and their guests to be considerate and refrain from on-street parking. On-street parking restricts both snow removal operations and emergency vehicle access to homes. Overnight parking that restricts road width to a single vehicle is not allowed.

Contact Barry Heller if you have any problems with snow removal, improper parking, or if snow banks get to a level where they interfere with safe passage out of streets or driveways.

Keep in Mind

Now that fall is here and winter is just around the corner

- Basketball nets are not allowed after October 31st. They must be stored inside the unit or removed from association property.
- Summer flowers and plants should be cut-back or removed.
- Bikes, toys, sporting goods, carriages, lawn furniture, etc. must be removed from the common area.
- Gutters (a unit owner responsibility) should be cleaned before winter to avoid ice dams.
- Under deck storage is not allowed.
- Pick up trash and litter that might be in your yard or on your street.
- Unit owner installed decks must be adequately maintained (i.e. repaired, power washed and stained).
- Trash receptacles must be stored as inconspicuously as possible. If you have a garage, it must be stored in the garage.
- Pet feces must be immediately picked up and properly disposed of.
- Dogs must be on leashes and at no time are they allowed to be tied outside.
- Seasonal decorations must be removed by January 31st.

Have a safe and happy holiday season!