



## From the Board

The Country Hill Estates Condominium Association’s Annual Meeting was held on October 24, 2012. Forty-eight unit owners attended and another nine unit owners were represented by proxy. We were pleased to see that several of the newest unit owners made the effort to attend this important meeting. A recap of the meeting is as follows:

### Capital Improvements 2012

- Front porch replacements are done except for delinquent account units, replacement of decking material used in initial phase, and replacement of steps on some ranch style units which have not previously been done
- Fence work behind Jamaica Lane was completed
- Six units were re-sided
- Pump was added to existing well resulting in a 50% reduction in the amount of water purchased from Pennichuck

### Financial Update – on track.

- Delinquent Accounts — The number of units reduced from 7 to 4. Dollars received from past due accounts was approximately \$33,000. Roughly \$40,000 had to be written off due to several factors including: unit owner filing for bankruptcy; bank foreclosures resulting in past due fees at time of foreclosure being uncollectable; and one unit being owned by an insolvent estate.

### 2013 Plan

- Finish front porches
- Begin fence restoration on the west side of the property
- Re-side 6 units
- Remove and replace existing timber walls
- Refine irrigation operations

### 2013 Monthly Fee

- The fee will increase by \$10/month - a 3% increase

### Fire Update

An early December court date has been granted so Country Hill Estates can petition the Court for permission to remove personal goods from 11 Brussels Drive. We are hoping for a favorable ruling so work can begin on exterior reconstruction. Wells Fargo (mortgagor) postponed the scheduled October foreclosure sale until November. This is the 4th time that the foreclosure sale has been rescheduled.

#### Inside this issue:

Miscellaneous Updates	2
Project Financing	3
Unit Exterior Changes	3
Solar Energy	3
Snow Removal	3
Hurricane Sandy	4

#### Points of Interest

- The first snowfall has come and by the time you read this, it will be gone. If you have more cars than will fit in your driveway and/or garage, please use the mail house parking lot for your extra vehicles only until the snow plows have finished their work.
- Please check your personal insurance policies to make sure you are properly covered.

# Miscellaneous Updates

## Re-Siding

Currently a blind lottery drawing determines which units will be re-sided in a given year. A show of hands vote at the annual meeting overwhelmingly supported this policy. Only 5 people voted against continuing with this policy.

In order to be eligible for the lottery, the following criteria must be met.

- Original windows need to be replaced with a maintenance free window. Original Bay and



Bow windows can remain provided the unit owner agrees to perform all future maintenance on these windows. Any future owner would also be responsible for such maintenance.

- Original slider must be replaced with a slider of maintenance free material.
- Unit owner must agree to relocate any exterior unit wires.
- Unit owner is encouraged to replace original garage and/or entry door with door(s) constructed of a maintenance free material.
- Unit owner is responsible for the cost of making these required changes.

Some of the reasons which led to this policy are as follows:

- Due to funding restraints, units will have to be done over a period of time.
- Units which have had the above modifications, become virtually maintenance free resulting in a yearly reduction of painting costs.
- Re-siding a unit with original windows, may result in water leakage and damage to wood

framing and/or plywood sheathing.

- The result of re-siding a unit with rotten windows or windows with damaged vapor seals will be aesthetically unacceptable.

Lottery drawing for 2013 was held during the Annual Meeting. Units which were chosen are:

- 12 Fitzpatrick Circle
- 15 Fenwick Street
- 3 Jamaica Lane
- 3 Tracey Avenue
- 3 Trocha Street
- 7 Falls Grove Road

## Roads

Barry, Mark, and Rick have been developing a project scope during the past several months. Some topics discussed include: reworking the front entrance which will result in less costly maintenance, better sightline, and an improvement in snow removal and storage; reducing the size and/or shape of cul-de-sacs which will enable easier vehicle passage for owners, emergency



vehicles, and trash removal; investigating the need for additional parking; and possibly widening driveways i.e. is it necessary and can it be done. The current plan is to select a contractor in 2013 and jointly determine details and logistics of the project, and assess the impact this will have on residents. Once this is completed, informational meetings will be held within the Community. Road work may commence as early as 2014.

## Project Financing

---



There was discussion at the Annual Meeting about the possibility of borrowing money to finance large projects such as re-siding and roads thus allowing the projects to be completed in a more timely fashion. If this was done, a loan of approximately \$1.7 million would be required. This board of directors has "a pay as you go" philosophy. This basically keeps the monthly fee as low as possible while funding reserves and addressing the necessary capital improvements. Our current plan provides for fully funding the road project in the next few years. The siding project may take until 2024 to be completed.

## Unit Exterior Changes

---

Some unit owners have recently made exterior changes to their units without prior board approval. Written Board Permission is required for any exterior change to your unit or your Limited Common area. No Common Area changes are permitted. Here is a partial list of owner projects that need **prior written permission**:

- Windows — replacement and/or new
- Doors — including entry, sliding, and garage
- Radon Mitigation Systems — adding
- Decks — request for expansion and/or changing the color
- Bulkheads — replacement and/or color changes (which are not usually allowed)
- Vents — requests for the venting of bathroom ceiling fans, kitchen vent hoods, dryer vents, etc.
- Landscaping — enlarging an original (front) planting bed, adding a planting bed (not usually allowed), removal and/or addition of shrubbery; flowers are allowed, in original planting beds, without permission.
- Satellite Dishes — placement, size, etc.
- Front Door and Shutter — color changes
- Gutters, rain deflectors & downspouts — add

All required PDF Fill-in forms are on the websites **Request Form** page. Questions? Contact Cindy Carroll.

## Solar Energy

---

During the Annual Meeting, Tyler Robinson, 7 Brussels Drive, presented a proposal to establish a committee to investigate the possibility of allowing solar panels within the Community. A show of hands vote authorized the formation of the committee. Several interested parties volunteered to serve on the committee, and Tyler will spearhead this effort. The group will draft guidelines for the proper installation and maintenance of solar generation equipment and present this proposal to the Board of Directors for further action.



## Snow Removal

---



Snow removal will be done by Wayne Fall and Son. Unit owners and guests are requested to park in their driveways when it snows to allow for adequate snow removal. During the winter, overnight parking that restricts road width to a single vehicle is not allowed. If your driveway holds two vehicles and you have three vehicles, one vehicle must be parked at the mail house or at some other location - not on the street. This ensures emergency vehicles can safely navigate the property. During a storm, main roads will be plowed first. Once the storm is over, driveways will be plowed. Cars can be moved briefly to Country Hill Road when the storm has ended and the road has been cleared. Once your driveway has been plowed, cars should be immediately

moved back into the driveway. Please be considerate of your neighbor and don't park behind their driveway or too close to their driveway. Any problems with snow removal, parking, or high snow banks should be reported to the property manager either by e-mail or phone.



## Country Hill Estates

Resolution Property Management  
7 Bernards Road  
Merrimack, NH 03054-2782

Cindy Carroll, Property Manager

Phone: (603) 424-1480  
E-mail: [shamca@aol.com](mailto:shamca@aol.com)

## Seasonal Reminders

- Seasonal unit decorations are allowed but must be removed by January 31, 2013.
- Christmas trees can be brought to the community garage for disposal. When facing the garage, please place your Christmas tree in a neat pile on the left hand side of the garage, close to the street to facilitate easy pick-up. All decorations must be removed from the trees, and trees should not be placed in plastic bags. Check the bulletin board for the pick-up date.
- Thanksgiving, Christmas, and New Year's will result in our trash pick-up being moved from Friday to Saturday.
- No storage of any type under your deck or on the Common Areas beside or behind your unit is permitted.

## Hurricane Sandy

---

Storm damage could have been far worse! A unit on Jamaica had a pine tree fall into the roof. Luckily, no one was hurt and damage was minimal. Another large tree fell near a unit on Amalia and another behind a unit on Falls Grove. Because of our on-going relationship with Sayco Tree, tree removal was done the next morning. A section of fence on Fenwick Street was also damaged. Many small branches were down and roads were covered with pine cones and leaves.

## Please Be Considerate...

---

- Gutters should be cleaned to prevent ice dams. This is a unit owner responsibility.
- By now basketball hoops should be stored indoors or off site.
- Owners stand on the side walk while their pets urinate and defecate on the lawn. We see it every day! Dog "business" should be done in the traffic circles or in the wooded areas, not on lawns or the edges of the lawn. Immediately clean up after your pet.
- Anonymous comments can not be posted on the public side of our bulletin board. If you'd be embarrassed by what you post; don't post it. If you post a legitimate, signed comment, people will take you seriously. If you don't sign your comment, you won't be taken seriously, and your comment will be removed immediately.
- Overflow parking at the mail house is not intended for long-term parking.
- Seasonal plants need to be removed or cut back and pots properly stored. Pick up litter when you see it.
- Bring problems to the attention of Cindy Carroll your Property Manager and remember she is your point of contact for all issues. Her contact info is at the top of the page.