



From the Board

CHECA's Annual Meeting was held on October 23rd. This year 34 unit owners attended. Another 16 units were represented via proxies. A total of 3 of the proxies were for *Quorum Only*. A summary of the meeting follows:

Capital Improvements 2013

- Steps were replaced on ranch style units which were on the 2013 paint schedule
- Five units were re-sided
- Fence repairs were started on the west side of the property
- Re-paving was completed on the back 1/3 of the property

Financials

- Condo fee for 2014 will be **\$345/month** — a 2.9% increase
- Operating and Reserves are on track
- Delinquent accounts - 3 accounts owe a total of \$97,459. This amount includes condo fees and late fees
- Financials are always available on the web site

2014 Plan

- Replace original steps on ranch style units which are on the 2014 paint schedule
- Continue with fence restoration on the west side of the property
- Re-side 4 units
- Repave center 1/3 of the property

Summary

Rick Balboni, Barry Hallenbeck, Elaine Reid, Al Reilley, and Mark Wheatley are the members of the 2014 Board of Directors.

Our thanks to everyone who took the time to attend the annual meeting in spite of the fact Game 1 of the World Series was scheduled on the same night.



Points of Interest

- Interested in joining the *Generator Committee*? Talk to Bob Iwicki at 6 Timothy Drive.
- Speeders have been observed on Country Hill Road; please abide by our speed limit as our children are not apt to look before they dart out in front of you.

Inside this issue:

Annual Meeting	1
Generators, Parking & Seasonal	2
Snow Removal	3
Paving	3
Seasonal Reminders	4
Winter Tree Work	4

Miscellaneous Topics

Permanently Installed Standby Generators

The Board received a request last month from a resident requesting permission to install a permanent generator at his unit. As written, the CHECA bylaws do not allow a unit owner to do construction on Common Area. Because of this, BOD members were unable to approve the request. Approval can only be granted if a change is made to the bylaws allowing the installation of permanent generators. This change would require approval by a 2/3 majority of unit owners. Bob Iwicki of 6 Timothy Drive graciously volunteered to head a committee to research this issue and, if appropriate, provide a proposal for a bylaw change.



Parking

Take a look the next time you are out for a walk or a drive through the community, and you will notice vehicles parked on the streets with wheels on the lawn. This is not an isolated instance — you can see it almost every day! Parking in such a manner often causes damage to the lawn and crushes sprinkler heads. The cost of repair comes out of the operating budget which affects all of us. So, once again we ask that wheels are kept on the road — not on the lawn.

Seasonal Notes

Seasonal decorations can be placed in the mulched area in front of a unit and on perimeter shrubbery. No decorations can be placed on lawns. All displays must be removed by January 31st.

Morin's will pick up discarded Christmas trees in early January. Trees need to be brought to the Community Garage for disposal. When facing the garage, place the trees in a neat pile on the left hand side of the garage close to the street for 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 exact date of the Christmas tree pick-up.

The weekly trash pick-up date for the Thanksgiving holiday week will be Friday, November 29th.



Miscellaneous – Continued

Snow Removal

Contractor's snow removal protocol follows:

- To keep the main roads open during storms.
- During a storm; make **one cut** of driveways prior to 6 a.m. or 4 p.m., depending upon the timing of the storm.
- Completely clear the main roads and driveways once the storm has finished.
- Clear walkways & steps at the end of the storm.

Delinquent on your condo fees? Your driveway will not be plowed & your walkway/steps will not be cleared.

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. Cars should not be parked in the circles. By following these guidelines, emergency vehicles can safely navigate the roadways.

When the storm is over and Country Hill Road has been cleared, cars can be moved to that location while driveways are cleared. Once your driveway has been plowed, your car(s) should be moved back into your driveway.

Please be considerate of your neighbors and do not park in front of 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 email or phone.



Paving

The second phase of the re-paving project will begin this spring. This year's schedule includes: Country Hill Road from McTavish/Brussels to far side of Jamaica; Fitzpatrick; Scarborough; Amalia; and Jamaica. In some cases, bushes which are too close to the driveway will need to be removed prior to re-paving.

Discussions have been held with the City of Nashua regarding using the fire gate at the end of Country Hill Road as a point of egress during this phase of the project. Unfortunately in order to do so, would require bringing this area "up-to-code" which would cost around \$10,000. BOD members cannot justify this expense. Hudson Paving is now developing an alternate plan. It is extremely important for unit owners in Phase II to share

their email address with Cindy as this will be the main conduit for communication during the paving.

One of the consequences of the newly paved roads has been speeding vehicles on the back portion of the property. Speed bumps have not yet been put in place, so please slow down and observe the 20 mph speed limit.



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

Seasonal Reminders

- Basketball hoops need to be removed from driveways by October 31st and properly stored (inside garage, basement or off-site) until next April.
- Plants should be cut back or removed at the end of the growing season.
- Flower pots need to be removed from your yard and properly stored for the winter. Storing pots on your rear deck is allowed. No under deck storage is allowed.
- Gutters should be cleaned to prevent ice dams.
- Bathroom fans should be vented to the outside of the unit not into the attic.

Winter Tree Work

Shady Hill will be on the property to do trimming of ornamental trees possibly as early as next month. The primary focus will be the ornamental trees in front of many of the units. Specifically, they will lower the branch heights, compact the spread of the trees width wise, and prune them away from the sides of the unit. Sayco Tree will do winter tree work later in the season. A key emphasis this year will be on aggressive pruning.

