



## From the Board

Thirty-seven unit owners were present at the October 2015 Annual Meeting. Another eight were represented via proxy. Our thanks to everyone who took the time to attend the annual meeting

Barry Hallenbeck, outgoing President, gave an overview of 2015 and a plan for 2016 as shown below:



### 2015

- Three-year repaving program was completed under budget.
- Siding project stalled due to scheduling conflicts with the original contractor. A new contractor began re-siding in October, and the project should be back on track in 2016.
- Three units are still significantly past due with their monthly fees and liens have been placed on those units. 11 and 16 Brussels Drive are now bank owned properties. The third unit owner is on a payment plan and is slowly paying down the balance.
- Barry Hallenbeck and Elaine Reid both declined to seek re-election to the Board. Judy Turner was elected to fill a vacant seat.

### 2016

- Monthly dues will be \$365. The operating budget has not been increased. All of the increase in the dues' will be applied to the Reserves.
- Re-siding will be the number one priority in 2016.

### SIDING

Two units that were scheduled to be re-sided in 2014 did not get done and were carried over to 2015. Both units, 3 Edis Lane and 10 Jamaica Lane, have now been completed. Four units chosen for 2015 are now in the queue: 29 Country Hill Road, 6 Fitzpatrick Circle, 4 Jamaica Lane, and 6 Trocha Street. Some or all of these may be finished in 2015, weather permitting. If not, they will be done as soon as possible in 2016.

Preliminary plans are to side at least 16 additional units in 2016. In order to meet this aggressive schedule, siding lottery will be held in either March or April. There are 23 units carried over from 2015, and another 15 may be ready to enter the lottery.

#### Points of Interest

- Winter tree work will continue this season because it enables us to save money when business is slow for the tree companies.
- 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.

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# Miscellaneous Topics

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## INSURANCE

The Association provides a MASTER INSURANCE POLICY that covers Common areas and your unit. Your unit refers to the ORIGINAL STRUCTURE that was built by the developer less the \$10,000 deductible.

If a unit is completely destroyed, the MASTER INSURANCE POLICY will cover unit replacement, to the original structure that was built by the Developer, less the MASTER POLICY deductible.

Legal enhancements such as windows and doors that have been Board approved, your furnishings, electronics, jewelry and other personal items ARE NOT covered. So, AT YOUR OWN EXPENSE, you will need to purchase an HO6 Condominium insurance policy that covers these items and the \$10,000 deductible. These items should be listed along with their individual proof of purchase (cost justification to prevent fraud). Your list with its accompanying data should be mailed Certified/Return Receipt, to our Property Management Company for our unit records file. This step is extremely important because over time, we are apt to switch MASTER INSURANCE POLICY providers. Notification will then be forwarded to the current MASTER INSURANCE POLICY providers.

Don't forget, your mortgage may have special insurance requirements that you should include in your HO6 coverage.

If you already have an HO6 policy, please take a few minutes to review it to ensure that you have adequate coverage. If you are not sure, you or your agent should contact the MASTER POLICY AGENCY to review the coverage you require. The phone number for Sevigny-Lyons Insurance Agency is (207) 646-8388. Carol or Lucas will be able to help you.

## TO OUR NEW UNIT OWNERS

Year to date 8 units have been sold within the Community.

We would like to welcome all new residents and encourage you to become active members of our Community. If you have not shared your email address with Cindy Carroll, Property Manager, we encourage you to do so. Email and postings at the mail house are our main ways of communicating. Please visit our extensive website at: [www.countryhillestates.com](http://www.countryhillestates.com) to review Bylaws and Rules that govern our Association. You will also find meeting minutes, newsletters, financials, and owner project request forms for exterior upgrades.

## 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 Tuesday, November 24th.

## PARKING

On some streets, unit owners routinely park on the street and not in their driveways or garages. This can be a big inconvenience especially on Tuesday' s when Waste Management is on the property.

During the winter months, parking that restricts road width to a single lane is not allowed. Cars should not be parked on any of the cul-de-sacs.

At all times, please be considerate of your neighbors and do not park in front of or too close to driveways.

## Miscellaneous — Continued

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### SNOW REMOVAL

Contractor's snow removal protocol follows:

- To keep the main roads open during storms.
- During a storm; to make *one cut* of driveways prior to 6 AM or 4 PM, 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 required 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. *Please brush the snow off your vehicle while still in your driveway, not when you park on Country Hill Road because it will necessitate the re-plowing Country Hill Road.* Once your driveway has been plowed, your car(s) should be moved back into your driveway. Remember, there are 137 units so it takes time to clear all driveways and walkways.

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.

### ICE DAMS

Ice dams were an issue at several units last winter. To recap – ice dams are a unit owner responsibility. Factors contributing to their formation are:

- Inadequate attic insulation
- Improper venting of bathroom exhaust fans directly into the attic (standard practice when units were built)
- Gutters

You can be proactive and arrange for an energy audit to ensure you have adequate insulation. You can also arrange to have your exhaust fans vented directly outside.

### WINTER VACANCY OF UNITS

If you leave your property to winter elsewhere, or if you vacation during the cold temperatures, you must leave your heat on at a sufficient level to prevent frozen pipes. Also, leave bathroom vanity & under kitchen sink cabinets open to allow the pipes to remain warm. If you are leaving for an extended period, please have a family member, friend or hired contractor check on your unit periodically to make sure your heat is functioning as expected and to inspect for other problems.

### REMINDERS

- Seasonal decorations must be removed no later than January 31st.
- Christmas trees can be placed on the left-hand side of the garage for pick up by Morin's. All decorations must be removed and the trees cannot be bagged. Watch the bulletin board for the pickup schedule.
- Speed limit is 20 MPH. Too many folks are driving too fast down Country Hill Road. Please knock it off!





## Country Hill Estates

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## Seasonal Reminders

- Consider purchasing stainless steel braided washing machine hoses which are much more resistant to bursting and have a longer life expectancy. \$20 per pair is cheap catastrophe insurance.
- The average life of a hot water heater is less than 10 years. Consider installing a point-of use hot water heater with no tank. Costs much less to operate and it won't leak.
- Gutters should be cleaned to help prevent ice dams.
- Bathroom fans should be vented to the outside of the unit not into the attic.

### **WARNING**

During the past several months, thefts have occurred when cars are left unlocked overnight. The last time this happened one alert unit owner saw something and immediately reported it to the Nashua Police who were able to arrest two men. Remember – lock your cars and if you see something suspicious take the time to report it to the police. Albeit more expensive, leaving outside lights on can also act as a deterrent.

### **HAVE YOU .....**

- Had your fireplaces, wood burning stoves, and chimneys cleaned?
- Removed debris from your gutters?
- Removed annuals?
- Cut back perennials?
- Drained and stored your hose?
- Made sure nothing is stored under the deck or steps?