



Newsletter

Volume 17, Issue 3 October 2003

Presidents Message

As another summer season has passed, those of us living in New England will get to enjoy our fall weather and anticipate whatever the winter may bring. This year has been another one with fairly large turnover within our community. Welcome to all! If you have any questions or concerns, you should send your inquires either via email to; "office@greatnorth.net" or by regular mail to our property manager – Great North, 100 Daniel Webster Hwy, Nashua, NH 03060-5214.

The start of the new school year has brought an increased number of students passing through the property in order to get to the high school. This does not appear to be problematic. They have been respectful, neat and relatively quiet. I have noticed that more unit owners are allowing students to park at or around their homes. If you choose to allow students to park in your driveway, that's up to you, but we don't want student parking on our streets or in our parking areas. This would also create snow removal problems during the winter months. It is important to consider your neighbors when you invite someone to park at your home. Please be mindful of this.

Things seemed to run fairly smoothly this summer. It looked to me as if the pool may not have been as busy as in past years. The pool parking problem obviously did not exist to the same degree that it did in 2002. I hope the improvements made to the pool surface and to the pool house made the swimming experience more enjoyable. The self-closing gate has always been a problem. It has now been replaced with a different set-up and hopefully, it will

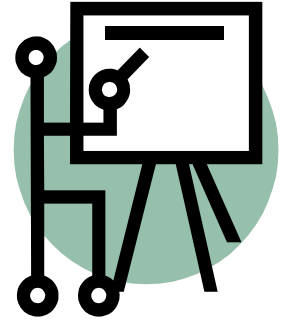
be less of a problem in future seasons. The fencing on the mail house end of the pool, has been changed to one with smaller openings in the links, in hopes of discouraging fence-climbers. Time will tell.

By now, everyone should have received the Declaration and Bylaws revision information. We now need to vote, as a community, to determine how important these changes may be to all of us. This has been a huge project. Thanks to all who have contributed!

A combination of plentiful rain and the expertise of CLM have made 90% of Country Hill look healthy. There are some areas that we have asked CLM to look at this fall, in hopes of continuing to increase the quality of our lawns. Some parts of our community received some aggressive shrubbery pruning in August. Other parts of the property will be pruned later this year. I personally think a majority of units have bushes that are too close and/or too big. Something needed to be done. Removal and replacement would be expensive, so trimming was the path we chose, to see if this can make the necessary improvement. This is one area that has gotten away from us and we need to catch up.

We seem to be in pretty decent shape with the budget this year. We have not yet spent all of our allocated maintenance dollars. My hope is that we can spend some time on the front porches and landings that need to be shored up or leveled, due to settling. Due to our lack of planning, it may be difficult to find a contractor

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To inform and keep you up to date with our Association.

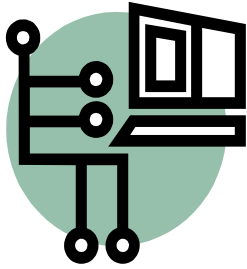
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Special points of interest:

- Annual Meeting to be held at 6:30 PM on December 3rd at the Elks Club.
- 2003 Budget in good shape.
- Vote on the proposed amendments to our Declaration and Bylaws at the Annual Meeting.
- Vote for open seats on the Board of Directors at the Annual Meeting.

Seasonal Reminders



Log on to the Association web site to stay current with community news and events.

The following are subject to Rule 7: Enforcement of Condominium Rules.

Basketball Hoops — All basketball hoops must be removed from your Limited Common area (your driveway), by October 31st. They must be stored inside your unit or off of the property. (Ref: Rule 18)

Trash Pick-up — Our contractor has again stipulated that they will not pick-up construction trash. If you put it out for collection, it will not be removed. You must get a Nashua dump sticker and remove it yourself or pay your remodeling contractor to remove it. (Ref: Rules 16 & 17)

Seasonal Decorations — Seasonal dis-

plays/decorations are allowed on the perimeter shrubbery of each unit, only. You may also decorate your unit. Decorations are not allowed on any other Common or Limited Common areas. (Ref: Rule 21)

Snow Removal — Please be aware that Country Hill Road will be plowed during and after a storm, allowing us to move cars out to this main road. After the storm, the cul-de-sacs, parking areas and driveways will be plowed and sanded. Please move your cars to the main road at the appropriate time so the contractor can effectively service your area. After the storm subsides, our contractor will shovel off our porches and walkways.

“In the beginning, the philosophy was one of keeping costs down and doing no more than was necessary.”

Notes & Observations

A few incidents have happened in the past few months that should serve as a reminder about safety. Mostly these stories are just hearsay, but these incidents or something similar did actually happen.

Apparently, a small child that lives close to the pool wandered away and was able to enter the pool area because the gate was not closed. Fortunately, someone was using the pool and there was no harm done.

There was a minor accident one Sunday evening. An elderly woman was turning around by the mail house and inadvertently drove across the street and got hung up on the culvert by the retention area. No one was hurt and only minor damage was done to her car.

A few weeks back, young people were visiting some friends in Country Hill. They came in more than one vehicle and on their departure, they would pseudo-race out Country Hill Road, side by side. I saw this happen twice. I have not seen this happen recently, but there are other instances of excessive speed.

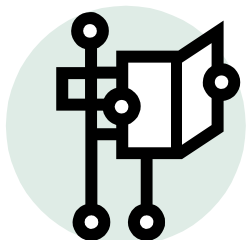
This is just a reminder that anything can happen here and we, as residents, need to look out for each other by using reasonable care with our actions.

As Country Hill matures, I feel we need to work together, allowing this community to grow into something we all can be pleased with. I have had the benefit of living here since 1986 and I have witnessed numerous changes. I purchased here because Country Hill was affordable. At that time a majority of the residents were first time buyers and retirees. I believe many of us start here and stay for the same reason.

In the beginning, the philosophy was one of keeping costs down and doing no more than was necessary. This can be done when everything is new. As Country Hill aged, improvements have been made and fees have gone up. We went through a period of trying the least expensive vendor and found the services were not what we expected. Since then, we have settled on contractors with fair pricing and acceptable services. In my business it's all about loyalty and respect. I believe we have that with our three biggest contracts; management, landscaping and snow removal.

Past Boards have done a good job of getting us to this point, finding these contractors and making positive capital improvements, such as the irrigation system, along with staying current with the maintenance of the units and the grounds. Every-

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Stay informed by reading our current Newsletter.

More than a year ago, the Board of Directors made the decision to create a Committee to update our Bylaws. The task of the committee was to develop amendments that would clarify the rights and responsibilities of unit owners, non-owner residents and the Board of Directors that manage our association. Since Condominium association exists because they offer choices, lifestyles, amenities and efficiencies that people value, the Committee was directed to accomplish this task by striking a reasonable, logical balance between the interests of individual unit owners and those of the community as a whole. It is with this challenge in mind, that the Committee has formulated the amended Declaration and Bylaws that you were all provided with in a previous mailing.

With all the inherent advantages of Condo-

minium living, we face complicated issues, non more common than the challenge of balancing the rights of individual unit owners with those of the community as a whole. The Board is confident that by adopting these amendments there will not only be less potential for conflict within our community but the amendments will also provide essential tools to help manage this critical and delicate balance of rights.

Although the legal process to amend our Declaration and Bylaws is complicated, and meant to be that way, please attend the annual meeting and voice your opinion by voting to accept or reject the proposed amendments. If you cannot attend the annual meeting in person, please follow the instructions for voting by Proxy that were provided in the mailing.

Annual Meeting

As you know, the time for our Annual Meeting has been set for 6:30 PM on December 3, 2003 at the Elks Club located at 120 Daniel Webster Hwy in Nashua.

The Annual Meeting is the only scheduled meeting we have each year and It is important for unit owners to attend. It is the culmination of the year's events in our community and it's purpose is to;

- communicate the state of the association to unit owners,

- allow interaction between the BOD and unit owners, and
- vote for new members of the BOD and to vote on other pending business.

This year, the Annual Meeting takes on special significance because we must vote to accept or reject the proposed amendments to our Declaration and Bylaws. Please make it a point to attend. If you cannot attend, please make use of your Proxy Form to vote on our ballot questions.

Open Seats on the Board

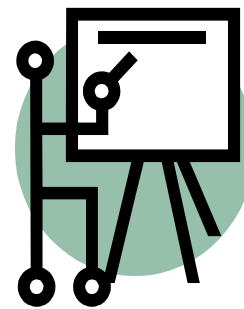
Our Board of Directors is made up of 5 unit owners. Their terms run for 2 years, so each year we must elect 2 or 3 new members to the Board. Current members may also run for a second or successive term.

In an association like Country Hill Estates, we have the opportunity to take advantage of the many diverse skills of our owners. However, the key to running a successful condominium association is participation, participation, participation.

We encourage the participation of all unit owners. So, if you would like to donate

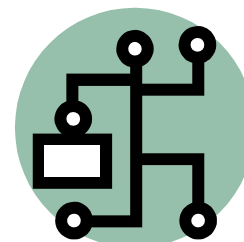
some of your spare time to make Country Hill Estates all it can be, please write a short letter describing why you would like to become a member of the Board along with a short list some of your skills and qualifications. Please mail your letter to Richard Fitzgerald at Great North.

Your letter will be used to inform our owners of your intention to run for the Board and will be distributed at the Annual Meeting and published on our website. If you do not want your letter published on the website, please state so in your letter.



Check our Bulletin Board at the mail house for breaking news and events.

“The Board is confident that by adopting these amendments there will not only be less potential for conflict within our community but the amendments will also provide essential tools to help manage this critical and delicate balance of rights..”



Keep up with all the current news and events.

Country Hill Estates Condominium Association
Great North Property Management, Inc
100 Daniel Webster Hwy
Nashua, NH 03060-5214

Notes & Observations

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thing is still not quite as good as it should or could be. Communication with the community and timeliness of action items can be improved. By working together, Country Hill will continue to grow positively.

As Country Hill approaches twenty years, bigger issues will arise. Maintenance is going to become a bigger job. The wooden parts of our units will need replacement. Some of the roofs are obviously failing and are currently being replaced. The shrubbery at many units is overgrown and needs to be addressed. The fence at the property's perimeter needs attention. Landscape timber walls are decaying. These are just a few of the things that I've noticed. As a whole, we all need to look ahead and be prepared.

If you see something around your unit that needs attention, help us out. Fix it yourself, put it away, or let Richard at Great North know about the problem so that it may be addressed appropriately and in a timely manner.

Mark Wheatley

Contact Info:

Agent: Richard Fitzgerald
Phone: (603) 891-1800
Fax: (603) 891-0086
Email: office@greatnorth.net

We're on the web!

<http://www.countryhillstates.org>

Presidents Message

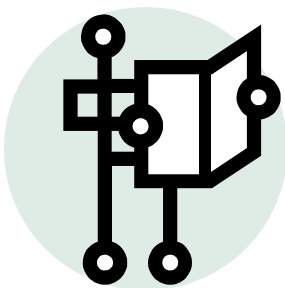
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to do this. I would like to get away from the painted surfaces on these areas and begin using composites, which would never require painting. However, it will be very expensive to do all of them with a composite material. We have been picking away at the roofs, and we hope to have another six or seven completed by the end of the year. There are additional roofs in line for next year.

As we enter the winter months, those of you with previous ice dam and large icicle experiences will want to poke your heads into your attics and inspect the insulation, to be sure you have no large areas of heat loss. Most often, this is caused by your bathroom fans being vented directly into the attic, as well as insulation having been disturbed. If you cannot do the inspection yourself, it is prudent to find someone who can do it for you. It is very expen-

sive to have a roof shoveled in the dead of winter, so if the ice dams can be prevented it will save all of us money.

My final comments are related to rules enforcement. This Board has indicated to the entire community that enforcing our rules is important to us. Almost all of you have complied — and we appreciate it! However, there is a very small percentage of the community that does not seem to feel the need to conform. It is important to remember that, because we live in a condominium community, we have chosen to give up certain rights. We cannot do whatever we want on the common or limited common areas. The fact is, those of you who choose to ignore the rules are wasting Great North's time. Eventually, this will cost you (Fines) and the community money. Please respect our community and your neighbors, by following the rules that we must all live by.



Stay up to date with Association news and current events by reading our Newsletter on-line too!