



# Newsletter

Volume 20, Issue 2    October 2006

## Board of Directors Message

This year has, in some ways, been challenging for the Association. We started the year with a vacant Board position which was filled by appointment. Later in the year two more seats opened and two more Directors were appointed. The new Board members (all first-timers) have worked hard to get up to speed and we've done our best to see that Country Hill looks its best and remains financially sound. This year there are three (3) seats on the Board open for election. It's important that we leave the annual meeting on December 14<sup>th</sup> with a full complement of five Board Members. We need your help and encourage anyone interested in getting involved to run for the Board. Candidates for the Board must submit their candidacy in writing to Chris McCarthy at Great North Property Management by November 27<sup>th</sup>.

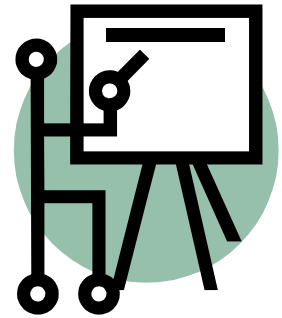
At last year's annual meeting the membership was informed that our pool was in need of repair. At that time we had repair quotes that varied widely and differing opinions regarding exactly what repairs were necessary. There was a consensus that we could make it through summer '06 without making repairs while we continued to assess the problem. By summer's end cracks in the pool were bigger but pressure testing indicated that the water lines were in good shape. This meant that the repairs would be less expensive than we had feared. We went ahead with repairs after closing the pool.

Had we waited until next spring there was some risk that a rough winter could further damage the pool and result in a higher repair cost. Next spring we can enjoy a beautifully repaired watertight pool and lower water bills.

The Board is currently working on next year's budget. We will finish 2006 very close to budget. Some of our major contracts are already in place with fixed prices for next year. We expect a modest increase in the operating budget for '07. With the pool repair taken care of, we are left with only roof replacement as a major question mark for '07. We expect an increase in the roofing costs but by the end of this year we will have only 21 of our 137 roofs left to replace and we should be in a good position to finish them ahead of schedule. Our policy has been to prioritize roof replacement according to need. We periodically inspect the remaining roofs to assess which need replacement most urgently. If your roof has not been replaced please be watchful and notify Great North at the earliest sign of any leaks, missing shingles, or other damage.

For the past few years, and for at least one more year, our focus, financially, has been on roof replacement. We have been depositing as much as possible each month into the Reserve Fund in order to finish the roofing as quickly as possible.

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

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### Special points of interest:

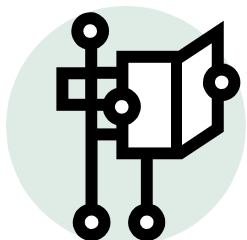
- As most of you know, we have had leaking problems at the pool which was caused by a separation of the coping from the deck of the pool (separation of the Decko seal from the coping).
- We now have a new web site URL. The new web site URL is [www.countryhillestates.com](http://www.countryhillestates.com). Read about the reasons for the change on page 2.
- So far this year we have replaced 35 roofs on the property at a cost of approximately a quarter of a million dollars.

## Board of Directors Message (Continued)



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

**“We realize that everyone would like to have a new roof yesterday and we would love to be able to do just that.”**



**Stay informed by reading our current Newsletter.**

This has meant that some things which might otherwise have received immediate attention have been put on the back burner. As the roofing project winds down we need to start thinking about how and when to address these areas. Examples include planning more extensive repair or resurfacing of our

roads, improvements to the landscaping, repair and/or replacement of the fence bordering the community, and other much needed repairs in the common areas. The Board welcomes input from all members and hopes to hear some of your ideas at the annual meeting.

### New Web Site URL

Several Board meetings ago, the Board voted to change our Internet Service Provider (ISP) in order to save money (currently available pricing has dropped considerably).

Unfortunately, our Domain Name, [countryhillestates.org](http://countryhillestates.org), came due for registration renewal at the same time and when we tried to move the Domain to our new ISP, we found out that the Domain had somehow been registered with a French company that provided no customer service and nobody knew the registra-

tion code necessary to move it. So in order to accomplish the move we were forced, by circumstance, to let [countryhillestates.org](http://countryhillestates.org) lapse. However, as luck would have it, we were able to secure [countryhilles-tates.com](http://countryhilles-tates.com) for our new URL.

All in all, a big hassle, but as you can see, we're up an running again and saving a few bucks. We apologize for the downtime but it should be smooth sailing from now on. Thanks again for your patience.

### Roof Replacement

So far this year we have replaced 35 roofs at a cost nearing a quarter of a million dollars. We have tried to do as many as possible so that we could hold our cost before next years price increases. We will try to finish the roofing project next year contingent on the availability of funds.

At this juncture, our Reserve Fund, which funds our roof replacement project, is lower than we had anticipated because of the extra roofs we did this year but we believe that we will save the Association money in the long run.

We realize that many of the roofs are in poor condition and we are doing our best to prioritize our list.

We realize that everyone would like to have a new roof yesterday and we

would love to be able to do just that. But because of the budget restrictions we must live with and the ability to get a suitable roofing contractor to commit to a large number of roofs, we can't. So the Board has prioritized roof replacement by need. Obviously, some of our older units, require replacement before some of the newer units — with some exceptions.

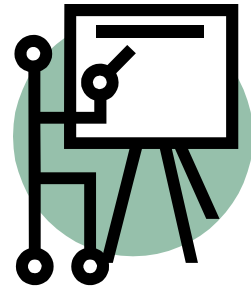
Please be patient, we will get to your unit as quickly as we can. In the meantime, if you are experiencing leaks from your roof, we ask that you please contact Chris McCarthy at Great North Property Management. You can reach him either by phone at (603) 891-1800 or through email at [chris@greatnorth.net](mailto:chris@greatnorth.net).

Five unit owners sit on our Board of Directors. Each Director's term is two years. This year we must elect three (3) new Board members. Anyone interested in running for election to the Board must announce their candidacy to the Board of Directors by November 27th, at which time nominations will be closed. To announce your candidacy, please complete the nomination form and send it to:

Chris McCarthy  
Great North Property Management  
100 Daniel Webster Hwy.  
Nashua, NH 03060-5214

The information on your form will be distributed to the membership at the Annual Meeting.

Any unit owner in good standing is entitled to run for election at the annual meeting. If you have any question please give Chris a call at (603) 891-1800.



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

## Time to Winterize Your Spigots

It's time to winterize your spigots. The spigot is where the garden hose attaches to your unit. There are two easy steps to follow. First, shut off the water to the outside spigot that is located in

your basement. Second, turn on the outside faucet to drain all water from the spigot. That's it! These simple steps eliminate the hassle and expense incurred when a pipe bursts.

## Gutter Maintenance

All unit owners are reminded that the Association is not responsible for the installation or care and maintenance of unit gutters. It is important to keep gutters cleaned to prevent ice dams and keep our new roofs in good con-

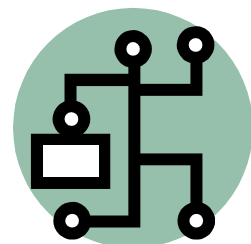
dition. Any damage to your home caused by poorly maintained gutters must be repaired at the unit owner's expense. We recommend that gutters be cleaned at least annually.

## Speed Limits

Recently there has been an increase in complaints about speeding in the neighborhood. We will be painting the speed bumps but there is little else the Board can do to prevent speed-

ing. With many children walking to and from school we ask that you please drive cautiously. Please help keep our pedestrians safe.

**"This year we must elect three new Board members. Any unit owner in good standing is entitled to run for election at the annual meeting"**



**Keep up with all the current news and events.**

## Country Hill Estates

### Contact Info:

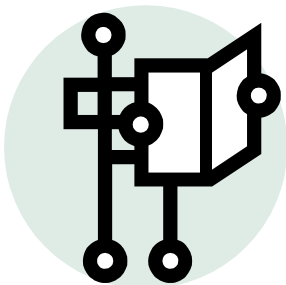
Phone: (603) 891-1800  
Fax: (603) 891-0086  
E-mail: office@greatnorth.net



## Insurance Questions

The association's insurance agent is Randy Eiffert of Melcher & Prescott Insurance. If you need an insurance certificate or have questions in regard to the Coun-

try Hill Estates master policy please contact Randy at (603) 524-4535



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

## Pool Repairs

As most of you know, we have had leaking problems at the pool which was caused by a separation of the coping from the deck of the pool (separation of the Decko seal from the coping). We voted to contract with Pool Plasters Plus to correct the situation. It required that the pool be drained, the coping and a band of 6 inch tile removed. The old Decko seal was also removed.

They then replaced the Decko seal installed new coping and a new 6 inch band of frost-proof ceramic tile. They have now completed the job. The pool has been re-filled and closed for the season..

Our pool is over 20 years old and hopefully after the recent repairs, should give us many more years of service.