



Newsletter

Volume 18, Issue 3 September 2004

Presidents Message

The summer season has ended and fall has begun (mentally anyway) as September 1st arrives. The pool, lawn maintenance and irrigation operation appeared to go as expected, thanks to CLM, the Wally family and Richard Fitzgerald. It's nice to have systems in place to help make these parts of the operation a no-brainer. The pool and irrigation system will be shut down shortly after the beginning of September. The lawn maintenance will obviously continue as needed.

Fall projects committed to or being considered include continual trimming of the overgrown shrubbery. The front of the community is being targeted this fall. We are looking at the possible reduction of some dense bushes in some of the landscape islands, along with the repair of wood walls and steps. We may replace the wooden retaining wall between Scarborough and Amalia with blocks, as was done on Country Hill Road last fall. We plan to repair the roadway at the intersections of Jasmine and Megan, and Brussels and Mctavish. There are issues with metal trim and soffits on numerous units. I believe this is best handled by a vinyl siding contractor, but I'm having difficulty finding one interested. Obviously some action needs to be taken.

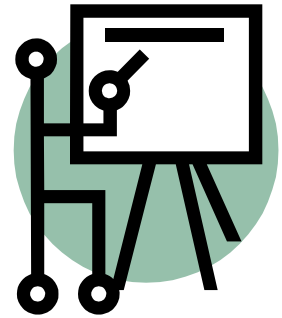
Following up on my comments about roofing from the last newsletter - there was a time when I believed we could extend the roof replacements until 2010 or after. We have come to the conclusion we need a more aggressive

plan to guarantee that the funds are available, in the event the projected time-frame does not hold true. The plan is for completion by the end of 2008, with the projected increase of costs being calculated as 10% annually. We need approximately \$143,000 per year to accomplish this. With the current \$190,000 and 3.3 years of reserve contribution, at current rates, we are \$235,000 short. Obviously the reserve contribution annually needs to be more. You should expect that to happen.

Now that the school year has begun, the students are again walking through and trying to park on our property. I believe we need to tolerate the walkers, provided they are courteous and respectful. The parking, on the other hand, is discouraged. Student parking on our streets and roadways is not allowed. It is up to all of us to educate the individuals who attempt to park on our property. If you choose to invite students to park in here, they must park in your driveway, not in common areas. If you experience inconveniences with student parking or other activities, call Great North, or better yet, the principal's office at the school. Someone will help to alleviate the issue.

As always articles, opinions or comments for future newsletters are appreciated.

Mark



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

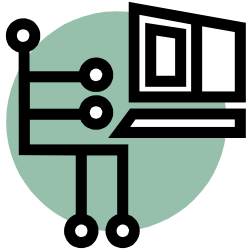
Inside this issue:

Thurber – Observations	2
Annual Meeting	2
Reserve Funding	3
Fall property inspection	3
Document availability	4
Observations – (Cont)	4

Special points of interest:

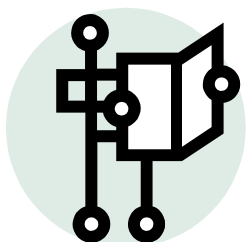
- A Stroll Through The Park – More observations from unit owner Ernie Thurber. Thanks Ernie.
- Are you an interested candidate for a position on our Board of Directors?
- Out years Reserve Funding—an explanation.
- Need a copy of our Amended Documents?

A Stroll Through The Park



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

“The annual meeting will be held in early December, hopefully at the Elks as usual. A notice will go out once the time and place has been determined.”



Stay informed by reading our current Newsletter.

Country Hill IS a Park. If you have ever taken a casual walk along the streets of this Country Hill community on a sunny day (we haven't had enough of these lately), you can appreciate its beauty. The developers of this Condo community did a splendid job of retaining much of the natural setting. The tall oaks and pine trees add a special ingredient to its ambiance that is lacking in most other condo developments I have seen. Residents have added splendor to their yards by planting flowers and attractive shrubs.

As residents and members of this community we have a distinct obligation to abide by certain rules and by-laws. We all agreed to them when we moved in. The rules are not stringent...no big brother is looking over our shoulders to make sure we are not violating them. They exist to maintain the aesthetic value of the community. Violating them brings discord to its appearance.

This brings me to a couple of the visible infractions of the rules. The one that says only flowers or flowering shrubs will be planted alongside any unit...NOT vegetables....is not being observed at some condo abodes. One condo owner planted squash and melon plants alongside his/her condo facing Country Hill Road no less. This is terribly unsightly.

There have been tomato plants observed at other condo locations. If you are a vegetable gardener as I am, I invite you to join me at the vegetable garden plots at Greeley Park. There is fertile soil out there, and I have some excellent tomatoes, beans and corn flourishing.

The other item that seems to be in violation is the use of window air conditioners. This is a NO-NO. I realize that, even though our units are truly compatible for the installation of central air, not all people can afford such an installation. However there is a new type portable air conditioner on the market that provides excellent air conditioning within the confines of the house. My daughter has one in Goffstown and is pleased with it. It can be moved to any room in the house. Bottom line....NO window air conditioners.

The littering problem has improved somewhat. This is encouraging. It says that residents are taking more interest in maintaining the beauty of our community.

Take a walk through the village on a nice sunny day...and enjoy.

Ernie Thurber

Annual Meeting/Open Board Positions

Annual Meeting:

The annual meeting will be held in early December, hopefully at the Elks as usual. A notice will go out once the time and place has been determined.

Open Board Positions:

Three board members are up for re-election this fall. All have indicated an interest in continuing to serve the community. One member elected last year has conflicts with his work schedule and is willing to step down now if a replacement can be found. If anyone is interested in an immediate appointment to the Board, please notify Great North or a member of

the Board.

If you can appreciate continuity in these positions, there is no need to challenge the individuals running for re-election.

If, however, you would like to see a change, submit a letter stating your interest and a few qualifications that you feel would make you a good candidate for Board. Submit your letter to Great North, at least twenty-one days prior to the annual meeting.

If you do not want your letter published to the rest of the community, please state so, in your letter.

We need pro-active, interested partici-

To expand Mark's previous comments (see President's Message) on our ongoing roof replacement project. (All figures are approximate.)

First, some history. As most of you know, unit owners voted to have the Association take on the responsibility for the repair and replacement of all unit roofs as well as common building roofs. And roofs, being a Capital expense, must be funded by our Reserve Fund. Currently, we have completed a total of 40 roofs as of December 31, 2004. Our Reserve Fund at the end of this fiscal year should be \$206,000 with 98 roofs left to complete. Please remember that other Capital expenditures must also be funded from our Reserve Fund. Our plan is to have all roofs completed in 4 years, by the end of fiscal year 2008.

Legally, the Board has only two options for funding our Reserve account;

1. The monthly fee (a combination of our Operating Fund plus the Reserve Fund), or
2. by Assessment.

In order to be equitable to all owners, the Board has decided to raise our monthly Reserve contributions.

Observations (Ongoing Fall property inspection)

Observations from walking the property, regarding maintenance related items which are the unit owner's responsibility:

- If you have a radon system, it is your responsibility to maintain it
- Dryer vents, furnace intake and exhaust piping
- Satellite dishes and associated wiring
- Rotted door and window sills and jambs, and window sashes
- Upkeep of expanded decks
- Decaying garage doors
- Maintenance of gutters

We have had a few instances in Country Hill this year with windows and doors be-

ing replaced without submitting the proper forms to the Board for permission. You have a responsibility to the community to inform the Board of your intent. The Board has set up standards that require all replacement windows and doors to be constructed of maintenance free materials (vinyl or aluminum exterior face) and they must match the current style of the windows/doors replaced, so that in the future, the Association will not have to provide maintenance for the replaced items. It saves us all future maintenance dollars. It is not that hard to do the right thing and present your proposal to the Board. Be specific, have clear plans and, if it is out of the ordinary, expect to be

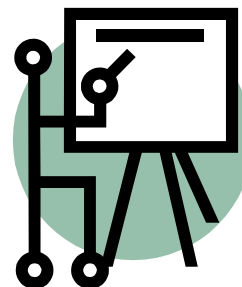
By raising the monthly Reserve Fund contribution, an owner would only pay into our Reserve Fund for the time that they are actually unit owners. In other words, if you move out of Country Hill in February of 2005, you will only pay two months into the Reserve Fund (equitable) instead of two months condominium fees plus a yearly Assessment.

The alternative Assessment route would be a per unit yearly Assessment, (over and above a lower monthly fee) due on January 1st of each of the out years, of approximately \$1,500.00 per unit. Predicting the inflationary cost of a roof in the out years is difficult, and at best, an educated guess. Mark's figures seem reasonable, so we will proceed using his assumptions. This means that we will need to raise the per unit Reserve Fund contribution to approximately \$80 per unit per month as opposed to the current \$26.75 Reserve contribution.

If past performance is any indication of future costs, the monthly per unit fee (Operations plus Reserves) should be approximately \$285 for fiscal year 2005.

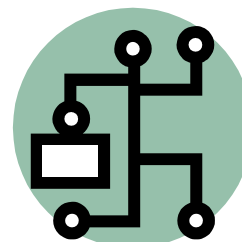
As always, the Board welcomes your comments and suggestions.

(Continued on page 4)



Check our Bulletin Board at the mail house for breaking

“If past performance is any indication of future costs, the monthly per unit fee (Operations plus Reserves) should be approximately \$285 for fiscal year 2005.”



Keep up with all the current news and events.

Country Hill Estates

Document Availability

Please help us save your money!

Because our newly Amended Declaration and Bylaws would be extremely expensive to print and mail to each unit in Country Hill (75 legal size pages @.10/page = \$7.50/unit x 137units = \$1,027.50 plus postage...you get the idea), we have published the complete document on our web site (www.countryhillestates.org), at the bottom of the Document Library page, entitled "Legal Documents – Amended 2004.pdf". Any unit owner may print out a copy or as many copies as they wish (remember to use legal size paper). Or, you may just use the document for your reference, as the document will be on our web site permanently.

Any unit owners that do not have access to our web site must notify Great North that they would like a printed copy of the documents. You must notify Great North by September 30, 2004. All unit owners on the list should receive their copy of the documents by the second week in October. Requests received after September 30, 2004, will not be honored.

Thanks in advance for helping us save your money.

and loose trash stored on the Common Areas of the Property.

The Rules/Regulations that govern our Association have been written not to unduly burden our owners, but to create order in a way that is equitable to all of our owners. Unfortunately, in more instances than not, most of our repeat violators are recalcitrant, hopefully not by design. Thankfully, the majority of our owners abide by the Rules/Regulation of Country Hill Estates. So please, if you have any questions as to what you are obligated to do, can do or can't do, please reference our web site Request Forms page and/or the Document Library page. If you can't find the answer to your questions, please call Great North or any member of the Board with your questions before you proceed with any project.

Finally, the Board takes no pleasure in having to enforce our Rules/Regulations, we all have better things to do.

Contact Info:

Phone: (603) 891-1800

Fax: (603) 891-0086

E-mail: office@greatnorth.net

We're on the web!

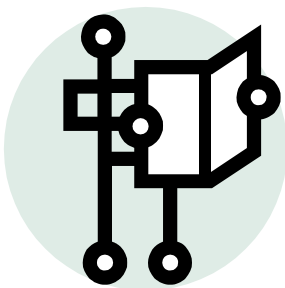
<http://www.countryhillestates.org>

(Observations—Continued from page 3)

asked questions before permission is granted.

In addition, after posting a notice on the Bulletin Board at the mail house about illegal parking in the mail house parking lot, the parking violations ceased for a few days but we now have a new group of illegal parkers. A warning — you will be fined and if it continues, you will be towed. Please read our Rules — specifically Rule 28. It is illegal to park vehicles overnight in any of our overflow parking areas without prior permission.

Further, during our ongoing Fall property inspection, we have noticed many other infraction of our Rules/Regulations. Notably, dogs tied up unattended on rear decks, signs displayed illegally in windows, unit owners that have planted vegetable gardens in the perimeter garden beds around their units, toys stored behind bushes, deck furniture



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