



Newsletter

Volume 19, Issue 3 September 2005

Presidents Message

Changes continue here in Country Hill. As we all know, Richard stepped down as managing agent for us after approximately four years of taking care of our needs. Chris McCarthy is young and enthusiastic. I look forward to him servicing and guiding Country Hill to continually improve as a place for us to make our homes. If you have needs or concerns, please share them with him. Let Chris help you.

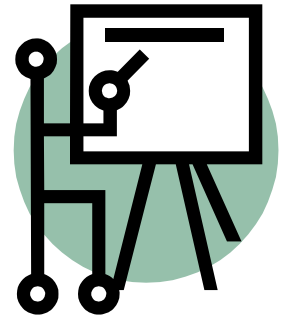
We changed the timing of the annual meeting this year and are aiming for around the 15th of November. There are two Board positions available. This is your annual opportunity to get involved and share your experience with the community. Whether it is people issues, planning, maintenance or accounting we all have something to share and I can tell you it is well worth the experience

Our property values have continued to rise this year, with many units turning over. It will be interesting to see where and when the selling prices level out. We are starting to have mechanical problems with the pool again. The pumps are getting tired and there are some leaks in the vacuum and return lines that need to be repaired. We are currently investigating the best way to

rectify these problems. The first quote is for approximately \$22,000, in order to make the repairs and some improvements. We will keep you posted. The irrigation system ran more this year than last, so we shut it down early to conserve the water, also stopping the weekly head repairs. This may have been short-sighted from a visual point of view, since it continued to be dry and 80 degrees for the first six days and the grass took no time to turn from green to tan. We will continue with the aggressive fall pruning. This year Tracey Avenue, Amalia Drive and Fitzpatrick Circle were suggested, along with spot areas that had been requested elsewhere.

The mail house forum generated some interest in the community for a short while. Like it or hate it, I personally saw no harm, as it does keep all of our eyes open to different points of view. I think the whole thing was precipitated by an opinion about pool behavior and that led to other folks expressing their concerns. I think if you have a concern or feel you have been mistreated you should communicate that ASAP, trying to resolve it early rather than harboring bad feelings or misunderstandings. Look at the Bylaws

(Continued on page 2)



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

Inside this issue:

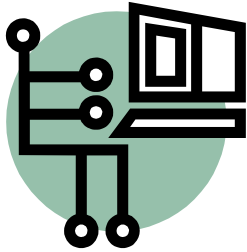
Annual Election	2
60 Day Notification	3
Roof Replacements	3

Special points of interest:

- We are starting to have mechanical problems with the pool again. The pumps are getting tired and there are some leaks in the vacuum and return lines that need to be repaired.
- We will continue with the aggressive fall pruning. This year Tracey Avenue, Amalia Drive and Fitzpatrick Circle were suggested, along with spot areas that had been requested elsewhere.
- We have done twenty roofs this spring and intend to do ten more this fall. That puts us more than 50% complete.

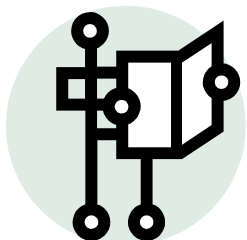
Presidents Message (Continued)

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

“This year, at the annual meeting, there will be an opportunities to elect two Board members.”



Stay informed by reading our current Newsletter.

and try to understand what point of view most clearly follows them. Country Hill is a great place to reside.

From a budget perspective, we currently look pretty good. The unknown is always the water-usage for the irrigation. The blanket insurance ended up being more than we budgeted, but it can be absorbed from some areas that we did not need to spend. The additional power washing that was spoken about in the spring will probably have to wait until next year. We are also looking at the need to do more

paving repairs. We have done twenty roofs this spring and intend to do ten more this fall. That puts us more than 50% complete. We become aware of more and more leak related roof issues as time goes on. If roofing costs do not go up substantially, we will have the funds to complete this job in the next two-plus years. We hope to do 30 more next year. Please be patient. We are just starting to plan for the coming year's budget. Given the world we live in, it is hard for me to believe there will not be some increase. Time will tell, once we see where this year's numbers fall and next year's projections.

Annual Election of Board Members

This year, at the annual meeting, there will be an opportunities to elect two Board members. The two current members of the Board, whose terms expire, may run for another term as well as any other Owners in the community that comply with the legal qualification set out by our Documents.

The duties of the Board include providing for the operation, care, upkeep, replacements and maintenance of the common and limited common areas of the Association. The Board meets monthly and holds special meetings when warranted, to respond to the needs of the community.

As our community is constantly changing, the Board encourages all

Owners to get involved. We welcome new ideas and perspectives. So if you feel you have something to offer that will benefit our community, please inform our property manager, Chris McCarthy, of your intension to become a candidate for one of the open Board positions.

The following notification (the legal stuff) will describe the requirements an Owner needs to follow to become a candidate for election to the Board of Directors.

The Board of Directors of the Association is required to announce Open Nominations to the Unit Owner's of the Association at least sixty (60) days prior to an Annual Meeting or Special Meeting when Elections are on the Agenda. Once notification is given, any Unit Owner of record and in good standing as set forth in the Bylaws, is to announce candidacy to the Board of Directors within thirty (30) days of said notice, at which time nominations will be closed. The Board of Directors is required to include any Unit Owner who has followed these guidelines on the ballot for election at the established meeting.

A Unit Owner shall be deemed to be

in good standing and entitled to vote and or run for election at any Annual Meeting or at any Special Meeting of the Unit Owner's Association if, and only if, his balance of any assessments, dues or assessments of any kind or nature, made or levied and due against him and his condominium unit by the Board of Directors, together with all interests, costs, Attorney's fees, penalties and other expenses, if any, properly chargeable to him and against his condominium unit is no more than the equivalent to one month of the Association dues by the 1st day of the month in which an Annual Meeting or Special Meeting has been established.

Roof Replacements

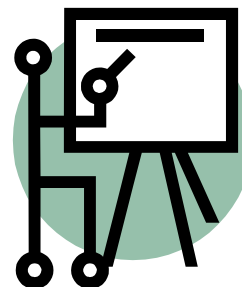
Just a few comments on our roof replacement project. As Mark stated in his "Presidents Message", we have replaced 20 roofs this spring and will augment that with 10 more this fall, bringing total replacements to over 50% of the community.

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, those closest to Broad Street, require replacement before some of

the newer units — with some exceptions.

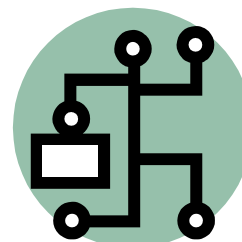
So far, our Reserve Fund, which funds our roof replacement project, is in good shape and performing as expected and confirms our original decision that the larger monthly contribution to the Reserve Fund is easier for owners to live with than the alternative of a one-time Special Assessment which would put a burden on most owners.

Please be patient, we will get to your unit. In the meantime, if you discover a leak, please notify Chris so we can have it inspected. If needed, you can be assured we will take corrective action.



Check our Bulletin Board at the mail house for breaking

"So far, our Reserve Fund, which funds our roof replacement project, is in good shape and performing as expected ..."

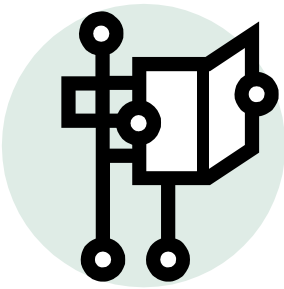


Keep up with all the current news and events.

Country Hill Estates

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