

## Country Hill Estates Condominium Association

# Newsletter

September 2007

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### Message from the Board

This year's Annual Meeting of the Country Hill Estates Condominium Association is scheduled for Thursday, November 15, 2007. A formal announcement including the time, location, and agenda of the meeting will be sent to all members next month. The meeting has been scheduled on the earliest date allowed by our bylaws. We hope this date will be more convenient for residents and, thereby, increase attendance. Please mark your calendars now and plan on attending. At the meeting we will hold an election to fill two seats on the Board of Directors. Details of the election process follow on page two.

It has been a busy summer but things should start to quiet down as we head into fall. We will be removing some large dead or leaning trees early this month. We will also be pruning some of the smaller evergreens along Country Hill Road which have turned brown due to a fungal infection. We hope measures taken this month along with additional treatment in the spring will restore the infected trees' health.

Cracks in the tennis courts were filled and sealed in May. The landscaping projects mentioned in our May newsletter have been completed although we still have work to do on some areas of new grass. Paving repair and patching of the road surfaces were completed in July (more on that later). Scheduled painting and power-washing were completed in August. We are in the process of inspecting the work and it is likely that we will have the painters return for some touch-up. In keeping with our stated policy, we repaired original porches before painting, where necessary. This is an expense likely to increase during the next several years. We had some problems with last year's pool repairs but the contractor came back and remedied the situation at no cost to the Association.

We finished 2006 with a slightly better than expected surplus in our Operating Accounts and our 2007 Reserve expenditures have been less than expected. Operating Expenses so far this year, however, have exceeded our budget in a few areas (e.g., landscaping). We have cut back in other areas but still expect our Operating Expenses to finish the year slightly over budget. The good news is that our Reserve account balance will be better than expected. To stay in good financial shape, budget planning, especially for the next few years, must allow for big expenses that are still a few years off rather than just for the day-to-day operation of Country Hill. We welcome your input on this topic. The 2008 budget will be finalized before the Annual Meeting.

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## Open Nominations to the Board

The Board of Directors announces Open Nominations to fill two of its seats. Any unit owner of record and in good standing is to announce candidacy to the Board by October 15th, at which time nominations will be closed. A unit owner shall be deemed to be in good standing and entitled to run for election if, and only if, the balance due on their Country Hill account is no more than \$295.00 by November 1<sup>st</sup>. Any unit owner who has followed these guidelines will be included on the ballot for election at the Annual Meeting.

The Board of Directors has five members. Each Director's term is two years. The Board has several responsibilities, chief among them is providing for the operation and services of the condominium and the care and maintenance of the Common Area. The Board is responsible for preparation of the annual budget and monitors the Association's expenses throughout the year. The Board meets monthly.

Any unit owner can announce their candidacy by submitting a completed Petition of Candidacy to Chris McCarthy at Great North Property Management. Candidates may include a list of their qualifications with their submission. Petition of Candidacy forms are included with this newsletter mailing. Candidates who do not want their petitions published to the Association membership should inform Chris of their wishes.

## Roads

Extensive crack filler was applied to our roads this summer. This was necessary to prolong their life. We had extensive "alligator" cracking where cracks running in all directions intersect resulting in loosened pieces of asphalt which eventually become potholes. These areas can be cut out and replaced by new asphalt or, where the cracking is less severe, filler can be applied to the entire area to prevent loosening of the underlying pavement. We used both methods this year. The choice of method used in each area was made according to the severity of the problem. In a couple of places where we should have removed and replaced asphalt, we used the less expensive filler method instead. Later this month, areas where the crack filler has failed will be replaced with new asphalt patches at no additional cost to the Association.

Eventually our roads will need resurfacing. We have avoided expensive replacement of asphalt in some places in the hope that we could delay such repairs until we could afford to start a more extensive resurfacing project. It makes little sense to replace a few feet of road if we plan to resurface the whole road in a few years. The time to start the resurfacing is a topic for debate. We think the existing roads could last for several more years but resurfacing should start before the condition and appearance of the roads are unacceptable. Some areas, particularly where large puddles seem ever present, cannot wait "several" years.

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The Board has done some preliminary research on the paving issue and we have tried to budget adequately for its funding. There are many different ways to go about the job. Should we start sooner and spread the project out over several years or should we wait and do the whole job at once? This and many other questions need to be answered. We would like to form a committee to investigate all our options. Such a committee would be charged with the task of interviewing contractors, researching the best resurfacing methods, developing a timetable, etc. The committee would make recommendations to the Board. It is important that the Board be able to make informed decisions and we need your help. If you have expertise in this area or time to devote to finding the best solution, please speak up at the Annual Meeting.

## Pool

In the past we have typically closed the pool shortly after Labor Day. In recent years though, warm weather has continued well into September. Several residents have asked that we consider keeping the pool open a bit longer. This year, the pool closing is scheduled for Monday, September 17<sup>th</sup>.

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This summer we received complaints regarding boisterous behavior at the pool. This has been a problem at Country Hill for years. Some years the problem increases, some years it subsides. This year it was on the rise. As with all our rules, the key to compliance is cooperation from all our members.

It was suggested that raising the age requirement for using the pool without adult supervision might help the situation. The Board of Directors could make a rule change but any change would have little effect without the community's support. For that reason the Board decided to add a discussion of the pool rules to the Annual Meeting agenda. You will receive more information next month with the Annual Meeting Notice.

## Recycling

Some unit owners have expressed interest in having the Association implement a recycling program. This topic has come up several times over the years. We have investigated the cost of adding a recycling component to our current trash removal contract. There are also logistical concerns: If an owner cannot store one trash receptacle properly what would he or she do with three? After weighing the pros and cons, we decided not to make any changes to our trash removal service for the immediate future.

Residents can use the Nashua Recycling Center located at Four Hills Landfill (840 West Hollis Street). There is no fee for recycling. The Center is open from 8:00AM to 4:00PM Monday through Friday and from 8:00AM to 1:00PM on Saturdays. A Residential Permit, available at the landfill, is required to use the Center. A motor vehicle registration can be used as proof of residency to obtain the permit.

## Yard Sale

A community-wide yard sale is scheduled for Saturday, September 29<sup>th</sup> from 8:00AM to 2:00PM with a rain date of September 30<sup>th</sup>. An advertisement announcing the event will be placed in the Nashua Telegraph. On the day of the sale, a sign will be posted at the entrance to Country Hill.

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## Rules Violations

Since our last newsletter, there has been an increasing number of rules violations.

The rules most frequently broken involve vehicles. Cars may not be parked on the grass or sidewalks at any time. Violators are notified by mail that continued violation of the parking rules will result in fines and, ultimately, the towing of their vehicles. Cars left outside must be operable with current registration and all required inspection credentials valid in New Hampshire. Any unregistered and/or inoperable vehicle left unattended will be towed at the owner's expense.

Our rules regarding the storage of personal property on common area are also being routinely ignored. We have tried to be flexible during the summer months but it is time we cleaned up around our units. If you have personal property on common area or limited common area in violation of our rules, please remove it. Don't wait for a "Notice of Violation" letter.

## Irrigation

Early this summer we had problems with the irrigation system caused by the failure of aging parts. Some sprinklers ran incessantly while others never ran at all. In some cases we replaced switches on timers. In others we replaced valves buried in the lawn. When valves were stuck in the open position we turned off the system rather than waste water. The problems seemed to occur at the start of hot weekends which meant the system was shut off longer than we would have liked. Repairs were made as quickly as possible.

Once those early summer glitches were worked out, the irrigation system worked well and the grass was green. Our luck ran out a couple of weeks ago. We had several valves fail simultaneously, quickly resulting in brown patches dispersed throughout Country Hill. We theorize that a lightning strike caused the damage (and killed a few trees). Most repairs were completed before Labor Day but there are still some areas that need work. Our grass should soon be green again. If you are aware of a sprinkler head that is not working properly, please notify the property manager.

## Snow Removal Contract

Last winter we received complaints from some residents regarding the timeliness of snow removal. Our snow removal contractor has one more winter left on his contract. We will meet with him prior to the Annual Meeting to see if we can make an adjustment to the current snow removal plan in accordance with some of your suggestions.

## Property Management

Calls to Great North Property Management at the number below are answered 24 hours/day. If you call after business hours regarding an emergency, the operator taking your call will immediately notify the appropriate person to see that action is taken quickly to resolve the problem. Non-emergency calls received after business hours receive appropriate attention the following business day. Residents are encouraged to contact the property manager by e-mail for routine matters.

Our property manager is Chris McCarthy. He can be contacted at:

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

Voice: (603) 891-1800  
Fax: (603) 891-0086  
E-mail: [chris@greatnorth.net](mailto:chris@greatnorth.net)

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*Barry Hallenbeck, President*  
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