



## From the Board

Elaine Devlin was designated Property Manager at Country Hill Estates effective July 1, 2009. Elaine has been with Great North for more than three years and is familiar with all facets of condominium management. Any concerns or requests should be funneled through Elaine either via phone at (603) 891-1800 or via email at [elained@greatnorth.net](mailto:elained@greatnorth.net).

The monthly meeting date for the Board of Directors has been changed to the 2nd Thursday of the month. As previously mentioned, when alteration requests are received at Great North, they are emailed to board members for more timely consideration. Occasionally, some requests have to be held for discussion at the scheduled monthly, meeting.

Painting costs have come in lower than budgeted due to construction of new porches. As a result, original

rear decks on Country Hill, Falls Grove, and Fenwick were painted this painting cycle.

A property wide walk-through is scheduled for late September. Some of the problems that were identified during the last walk-through were: litter on decks and around units; items stored under decks; and improper disposal of animal waste. Please take a few moments to walk around your unit and correct any deficiencies you might find. During a recent walkthrough, all owner enlarged decks were evaluated. As you are aware, maintenance of these decks is the responsibility of the unit owner. In accordance with our Bylaws, unit owners are required to maintain their owner-enlarged decks at the same level association decks are maintained. If you have an enlarged deck, please check to make sure it is weatherproofed with no repairs required. If not, please remedy.

## Annual Meeting

Planning is underway for our annual meeting, which will be held December 1, 2009 at the Holiday Inn on Northeast Blvd. Printed correspondence will be sent to each unit owner prior to the meeting. If any unit owner has a topic he/she would like introduced at this meeting, a written request must be mailed or emailed to

Elaine Devlin. See address on back page.

The annual community wide tag sale will be held on Saturday, October 10, from 8:00 a.m.. until 3 p.m.. Rain date will be Sunday, October 11.

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### Points of Interest

- Painting costs have come in lower than budgeted.
- Are you aware that maintenance of all enlarged decks is the responsibility of the unit owner.
- Labor Day marked the end of the pool season.
- Please watch your speed on Country Hill Road.

## Pool & Tennis Courts

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Many operating problems were encountered at the pool this season which sometimes resulted in the pool being closed for an extended period of time. When the pool was first opened, there was an issue with water loss. After extensive trouble-shooting, the source of the leak was found and plugged. It was also determined that the pool was non-compliant with the Virginia Graham-Baker act, and a special drain cover needed to be ordered and installed. This was done in mid July. Shortly thereafter, there was a pump malfunction.

Upon inspection, the Nashua

Board of Health closed the pool for approximately one week.

During the course of the summer, Board members became very frustrated with the lack of timely service and trouble-shooting provided by the pool vendor. Therefore, a decision was made to sever ties with that vendor and obtain the services of a local Nashua pool company. We are hopeful that this action will result in fewer and less costly problems in the future.

Labor Day marked the end of the pool season. Our thanks to Erica Tomaszewski and her family for

the job they did this summer in maintaining the pool under difficult circumstances.

Tennis courts are closed for the season. The steps leading to the tennis courts are in a state of dis-

**"Nashua Board of Health closed the pool for approximately one week."**

repair and will be addressed in the near future.

## Capital Projects — Front Porches

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The majority of the porches on Fitzpatrick, McTavish, and Brussels

have been completed. When this project was first introduced, it was decided that porches on the Elmwood II style unit would not be replaced at this time. However, after further reflection, the Board voted to replace these porches this year. Due to budgetary concerns, two porches that were replaced last year were not redone. The porches of some units with wood retaining walls were postponed until the walls are replaced. Another unit was not done because of substan-

tial past due condo fees owed by the owner.

Please take the time to walk or drive by these new porches. You will notice the new design has expanded the landing area. Materials used in this upgrade will save us thousands of dollars in upkeep in future years.

Additional porches in another section of the Community are scheduled to be re-done in the same material/style next year.

## Please Remember

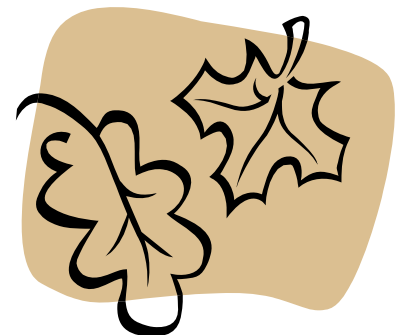
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Check the condition of your flag periodically. Any worn or faded flag should be removed or replaced.

Once the growing season has ended, plants should be removed from the mulched area and the area returned to its original condition. Perennial plants should be cut back.

Basketball hoops must be removed and stored prior to November 1.

Firewood can be stored on, but not under, rear decks during the winter months.



## Landscape Update

This has proven to be a very difficult undertaking.

Since it will affect the Community for years to come, the Board has decided it would be prudent to take its time in developing a master plan.

Currently, Mike Mondazzi is working with several landscapers to come up with a landscape design for the various units. Once costs are received, the Board will vote on how to proceed and a timeline for proceeding.

Presently, if a unit owner has overgrown shrubs that need to be removed, an alteration re-

quest form must be sent to Great North. If the Board approves the request, the Association pays to have the shrubs removed. There is a limited amount of money in the budget to cover this expense, so requests are handled as they are received until funding runs out. Once shrubs are removed, the unit owner is responsible for both the cost of and the planting of replacement shrubbery. Replacement of new shrubbery needs to be done in a timely manner. A listing of approved shrubs is on the Country Hill website.

A survey has been sent to unit owners on the high school side

of the property requesting their feedback on the existing stockade fence. They were given the option of repairing the fence, removing the fence, or asked to give other suggestions. Once the results of this survey are compiled, the Board will review and vote on the issue.



McTavish Drive

## Disregard of CHECA Rules

As you are aware, earlier this year the Board reviewed and amended the Rules. This was done to encourage cooperation between all of us in an effort to preserve and enhance our Community. We adopted a different approach to violations. We sought cooperation rather than confrontation.

The majority of residents seem to have embraced this new philosophy. However, there is a small minority who has not followed community rules. During the summer, many of you have noticed and commented on inappropriate behavior at the pool. There were also other violations that had an adverse effect on the peaceful nature of our Community.

We want to assure you that the members of the Board of Directors take rule violations very seriously. Unfortunately, our Rules did not give us the power to effectively deal with some of the more flagrant violations. Therefore, the Board is in the



process of amending the current Rules to institute immediate fines for intentional violations that cause damage to the

property, increase the maintenance of the property, or interfere with the quiet enjoyment of the Community. Subsequent violations will result in increased fines. Hopefully, these Rule changes will go a long way toward eliminating future problems.

Your input is greatly appreciated, and we encourage you to continue to voice your frustrations and keep us informed of violations.

## Country Hill Estates

Great North Property Management  
100 Daniel Webster Highway  
Nashua, NH 03060-5214

Phone: (603) 891-1800

Fax: (603) 891-0086

E-mail: [elained@greatnorth.net](mailto:elained@greatnorth.net)

We're on the web!  
[www.countryhillestates.com](http://www.countryhillestates.com)

Condominium questions or concerns should be addressed to:

Elaine Devlin - Property Manager

Great North Property Management  
100 Daniel Webster Highway  
Nashua, NH 03060-5214

Phone: (603) 891-1800

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## Problem Areas

Several complaints have been received during the past few months regarding animal waste being bagged and left on or next to porches. Also, people are annoyed with dog owners who allow their pets to "do their business" in neighbor's yards or in common areas frequented by walkers. There is an abundance of wooded area in Country Hill, so please make every effort to use that space. Remember that as a pet owner you are responsible for picking up all of your animal's "deposits".

Drivers on Country Hill Road have the right of way. Please yield to them as you are driving out of side streets. We still have the problem

**"Working on replacing wood retaining walls will not begin until next year."**

with a few individuals speeding on Country Hill Road. We all need to

be aware that there are children riding and walking on the sidewalks and in the roadways. Safety needs to be a priority for all of us at all times.

Work on replacing the wood retaining walls will not begin until next year.

