



From the Board

Effective August 25, 2010, Great North Property Management has assigned Barry Heller as the Property Manager for Country Hill Estates. Barry has been with Great North for 5 years and will provide a more visual presence within the Community. He will be on the property weekly, looking for rule violations, maintenance issues and vendor performance. Justin Gargiulo, VP of Great North's Field Operations, will work closely with the Board for the next 90 days to ensure a seamless transition. Reference the last page of this newsletter for new contact information.

We are beginning to replace all the timber walls. Ten walls will be done this fall with others scheduled for next year. Existing timber walls will be removed and replaced with masonry blocks. Walkways will be sloped toward the driveway and, where possible, planters will be removed and replaced with grass.

The front porch replacement program

will resume in September with Edis Lane, Trocha Street, and Jasmine Drive on the schedule. On streets previously done, some units with timber walls were not done, so this cycle will also include those units.

Services are continuing to be withheld from delinquent account owners as approved at last year's annual meeting. For example, windows do not get painted, porches do not get replaced, bushes do not get trimmed, driveways do not get plowed in the winter, and parking privileges are revoked.

With school starting, just a reminder that parking for non-resident high school students at Nashua North is not permitted on Country Hill property. If any unit owner offers a student a parking place, the vehicle must be parked in that unit owner's driveway. Cars illegally parked are subject to towing as authorized by the Property Manager.

Swimming Pool

Major pool repairs were completed in time to open the pool for the 4th of July weekend. Anyone who had occasion to use the pool this summer noticed sparkling water and a clean pool. Regular users may have noticed some small cracks in the pool deck. These were discovered a couple of days before the pool was set to open. Rather than delay the opening, BOD members decided to put off repairing these cracks until fall. Final sign-off and payment was not done and will

not be done until the deck is repaired.

Next season pool keys will be eliminated and an RF electronic system will be used to gain entrance to the pool area. This practice is used at many condo pools to eliminate issues of improper behavior or after-hours use of the pool. Stay tuned, more to come.

Our pool will close for the season at 8 PM on Labor Day, September 6, 2010.

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Points of Interest

- Great North appoints Barry Heller as new Manager.
- Board shuts off irrigation system as dry summer drives the cost of water through the roof.
- Survey says roads and driveways are owners primary concern.
- Please watch your speed on Country Hill Rd. Posted 20 MPH.

Landscape Update

Morin's Landscaping was directed to do a more aggressive trimming of front perimeter landscaping this year. To reduce future pruning costs, some shrubs and trees have been marked for removal because they are overgrown, unsightly and in some cases too close to units.

The very hot, very dry summer has led to large patches of brown grass in spite of scheduled watering by our in-ground irrigation system.

After reviewing the water bill in late July, we had spent more than our budget for the entire season

(\$9,000). The way water was being used it was estimated that if watering continued into September, we could easily spend close to \$20,000.

Thus a decision was made in early August to shut off the irrigation system for the remainder of the year.

The Board is currently in the process of receiving bids from three contractors regarding both tree pruning and tree removal. It is our hope that we can begin a tree removal and maintenance pruning

cycle similar to our paint cycle; from the front to the rear of the property over a 3 to 4 year time frame. Bids are also being solicited to remove many of the large pine trees along the high school side of the property.

The initial rebuilding and re-grading of the high school fence area has taken place behind Fitzpatrick Circle. The balance of the work is scheduled for 2011.

Future landscape plans and costs will be discussed at the annual meeting.

Tennis Courts



The timber wall and steps at the entrance to the tennis courts were replaced with a masonry wall and granite steps this summer.



The pea stone areas you see in the photo above, will eventually be replaced with asphalt when we resurface the roads, cul-de-sacs and driveways.

The tennis courts will stay open as long as the weather permits.



Annual Meeting

Attendance at Country Hill Estates Annual Meetings is historically low. The Board of Directors would like to encourage a higher percentage of unit owners to attend this meeting. In the past, some unit owners did not attend because of weather related concerns or holiday activities. This summer each unit owner was mailed a ballot to approve moving the annual meeting to a time period from late October to early November. We are happy to announce that we received 95 ballots, from unit owners in good standing, in the affirmative. Our Declaration/Bylaws require 67% or 92 affirmative vote to pass any Amendment. Therefore, we have tentatively scheduled the Annual Meeting for the week of October 25th.

The official **Notice of Meeting** will be sent at least 21 days prior to the meeting. This Notice will provide all the specific information you need to know before the meeting.

Three board seats will be on the

ballot this year. A notice has been placed at the mail house bulletin board and on the website announcing the time period when interested owners in good standing can announce their intention for seeking a board seat.

Proxies

This year we will institute an added choice on the Proxy;

1. As always, you may enter the name of an individual in the community that will vote for you in your absence, or
2. You may choose to print **Quorum Only** in the space provided for the Proxies name. This will allow us to count your unit in reaching a Quorum. In this case, you must mail your signed proxy to Great North or give it to someone who will be attending the meeting, or
3. You may leave your Proxy blank without designations or signatures. But if you want to

vote in person at the Annual Meeting, you must bring your blank Proxy with you. If you don't, we will not legally be able to issue you a Ballot.

Last year there was some confusion regarding the Proxies mailed to each unit owner. The use of these Proxies is controlled by RSA 356-B:39, IV (a), (1) of the Condominium Act. You can access the text of the Condominium Act from the CHECA website. If you have any questions, please check it out **before** the meeting.

You **MUST** turn in either an executed or unexecuted Proxy to receive a Ballot in exchange.

No exceptions will be allowed.

Unit Owner Responsibilities

From time-to-time we get questions from unit owners regarding who is responsible for a particular maintenance item or repair.

The following partial list reflects the responsibility of Unit Owners to accomplish at **their own expense**.

- Rot around any window/door frame; and until repaired, the Association will not paint the affected areas.
- The cost of replacing unit windows.
- The cost of replacing any door; including entryway, garage, or slider.
- Bulkhead replacement.
- Maintenance and repair/replacement of expanded decks; even though

the deck was there when you purchased the unit.

- Adding a satellite dish to your unit.
- Adding gutters and/or downspouts.
- Adding a Radon remediation device.

It is important to note that all unit owner initiated changes must be approved by the Board in writing. Unit owners must fill out the proper request form to submit to the Board for approval **before** starting any project. Failure to do so can result in the Board requiring you to undo the changes at your expense [See Bylaws - Article XII,1(f)]. Each form stipulates the specific requirements for each type of request.

Copies of all Association fill-in request forms are available on our web site.

www.countryhillestates.com

If you do not have access to the Internet, please call Great North for the request form you need.

Country Hill Estates

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Great North, our property management company, has just launched a state-of-the-art web portal that will allow any unit owner access to their account information, pay condominium fees, submit maintenance requests and access a preferred directory of vendors and contractors* all online. Just complete the following steps to gain password protected access to the MEMBER AREA:

1. Visit the Great North web site. www.greatnorth.net
2. Click on the MEMBER AREA located at the top of the page.
3. After clicking on the MEMBER AREA you will be prompted with a LOG IN screen.
4. To complete the LOG IN you must know your user name and password.
5. Your user name is your first name, underscore, last name. (John_Doe)
6. Your password is the last five digits of your account information located on your coupon booklet.
7. Once you have successfully logged in, you will see a screen titled GREAT NORTH ACCOUNT.
8. You will have the opportunity to change your password by clicking the CHANGE PASSWORD link at the top of the page.

Enjoy the convenience of having all of this information available at your fingertips!

* For obvious reasons, CHECA does not recommend or guarantee products or services provided by any vendor or contractor, so please do your due diligence before selecting a vendor or contractor. Please check references by calling vendor or contractor references. Better yet, visit any references provided by prospective vendors or contractors so you can observe, first hand, the quality of the workmanship they provide.

Keep in Mind

Now that fall is just around the corner and when the growing season has ended...

- Annuals should be removed from the front, back, and sides of units.
- Vegetable plants should be taken out of the ground.
- Perennials should be cut back.
- Flower pots need to be stored inside your unit.
- Gutters need to be cleaned after the leaves have fallen (a unit owner responsibility).
- Basketball hoops need to be removed and stored prior to November 1, 2010.
- Trash receptacles must be stored as inconspicuously as possible. If you have a garage, they must be stored in the garage.
- Pet feces must be immediately picked up and properly disposed of.
- Pets are not allowed to run free.
- Speed limit is 20 mph on Country Hill Road. Please drive safely.



Have a safe and happy fall season! See you at the Annual Meeting.