



From the Board

CHECA'S Annual Meeting will be held on Wednesday, October 24, 2012, at The Holiday Inn, 9 Northeastern Blvd., Nashua, NH. Meeting will begin at 7 PM. All unit owners are encouraged to attend this meeting to listen to a summary of 2012 activities and an overview of what is planned for 2013.

Three board seats are up for election this year. Any interested owner in good standing should notify Cindy Carroll of their interest and, if desired, send Cindy a brief bio. The deadline for submitting your name is September 23rd. Last year thirty-four unit owner(s) attended the annual meeting, and eighteen units were represented via proxy. To all of you who attended last year, thank you. To those of you who were unable to attend, we hope you will join us this year. The official NOTICE OF MEETING will be mailed to all unit owners at least 21 days prior to the meeting.

The Community continues to be plagued with legal complications relating to the Thanksgiving Day fire. Wells Fargo has foreclosed on the unit and has scheduled several foreclosure sales. The latest was to have occurred on August 17th. One day prior to the sale, the bank once again postponed the sale. The sale is now scheduled for September. Further complicating issues is the fact the unit owner continues to refuse to remove his personal items from the unit. He has also moved out of state, and our attempts to serve orders of notice documents were fruitless. A petition has been filed with the Court for a Motion of Service by Publication. This enables us to post a legal notice in newspapers requesting CHECA be allowed entry into the unit and authorization to remove and dispose of personal items remaining in the unit. Once permission is granted and the process is completed, work will commence on restoring the exterior of the property.

We are also pleased to report that progress has been made on collecting overdue assessments from a number of delinquent accounts. The bank which owns a property on Jamaica Lane has paid all past due fees and continues to make monthly payments. Another bank owned unit on Trocha Street was sold, and the mortgage company paid fees from the date they re-assumed the mortgage. The dollars collected, approximately \$14,700, have been deposited in our Reserve Account.

Another unit, which has had a lien recorded on it for years, has a binding purchase and sales agreement in place and closing is scheduled in the near future. The balance owed to CHECA from this unit will also be posted to our Reserve Account.



Inside this issue:

Miscellaneous Updates	2
Pool & Tennis Courts	2
Maintenance Issues	3
Past Due Accounts	3
Projects	3
Remember...	4

Points of Interest

- Please make an effort to attend our Annual Meeting on October 24th to stay up-to-date with the happening here at Country Hill Estates.
- If you're inclined to run for a seat on the Board (3 available), please notify Cindy before September 23rd.
- Please check your personal insurance policies to make sure you are properly covered.

Miscellaneous Updates

Irrigation

A very hot July with less than an inch of rain left many brown spots throughout the Community. Compounding this issue was the fact the irrigation system was installed in the 80's. Morin's spends many hours on the property adjusting heads, replacing heads, reviewing and altering timers, and identifying areas that require more coverage. As areas are identified, they systematically work on improvements.



Landscaping

Prior to the start of seasonal trimming, seventeen overgrown shrubs/trees in front of units were targeted for removal. These were all at a point where trimming is no longer feasible. Unit owners were given the option of keeping the shrubs. There have been a couple of complaints about the workers removing plants when weeding. Next year before weeding is done, unit owners will be able to opt out of weeding and then be responsible for maintaining their own flower beds. Also keep in mind the Association is only responsible for the bed and shrubs in front of units. Plantings which have been done on the sides and/or back of units are the responsibility of the unit owner.

Pool & Tennis Courts

Labor Day marked the end of the pool season. Thankfully, there were relatively few complaints of night time activity this year. There were some issues with key FOBs not working and the door malfunctioning on a couple of occasions. The Vendor will provide a full report which will be reviewed in the off-season. It was great to see the number of people using the pool this year.

Tennis courts will stay open until the nets are taken

down. Many thanks to Tom Fencil and Barry Gerstein for washing the courts and putting the nets up and also taking them down for the season.

Maintenance Issues

As the property ages, garage doors and bulkheads (unit owner responsibility) need a little extra attention. There are a number of bottom panels on garage doors which need replacement. Please take a look at yours and see if it falls into this category.

A couple of tips for extending the life of the bulkhead:

1. Check to see if seals around the outer edges are still in place; if not
2. Clean the area where the metal bulkhead meets the concrete to prepare for the new seal.
3. Caulk around the perimeter with a clear silicone waterproof caulk made for windows and doors.
4. Open the bulkhead and sweep away debris that has accumulated around the edges.



Barry Hallenbeck and Elaine Reid will be walking the property in the fall to get a painting count for windows, doors, and bulkheads to determine the scope of the painting for 2013. At the same time, original rear decks will be assessed and a visual inspection of roofs will be done. Once a list is compiled it will be reviewed on property with the painter.

Past Due Accounts



To recap how past due accounts are handled ...

1. At 30 days, a statement is sent and late fee is added if payment still not received by the 15th of the month.
2. At 60 days, account history is sent to John Bisson, our Attorney of Record, and official legal correspondence is sent to the unit owner and mortgage holder advising a lien will be filed if there is no response from the unit owner within ten days from the date of the letter. Letter also advises that at the same time a Termination of Service is being filed with the Court.
3. At 90 days, services are terminated.

Trash Removal

Only household trash that will fit into Association issued receptacles will be removed. All other trash such as old appliances, construction trash, old tires, old furniture, etc., must be removed from the property by the owner at their sole cost and expense. Get rid of your construction trash with a Nashua dump permit that's available to all Nashua residents at a nominal yearly fee.

Projects

Re-Siding Project

The re-siding project recently got started at 15 Scarborough Drive and will continue with the remaining 5 units selected to be re-sided in the March lottery. The remaining units to be re-sided are:

- 17 Brussels Drive
- 3 Fenwick Street
- 6 Fenwick Street
- 7 Fenwick Street, and
- 5 McTavish Drive.

Check out the first 2012 re-siding below. Kudos to the owners for a spectacular color selection.



Well Project

Our artesian well at the rear of the property was successfully brought-on-line and has been connected to our irrigation system through our new pump shed above. Currently, we are servicing approximately 50% (the rear half) of the property with the well and the front part of the property with our current connection to Pennichuck.

As we work to improve our irrigation system, we will minimize our use of Pennichuck water but will continue to maintain our connection to Pennichuck in case of emergency situations.



Country Hill Estates

Resolution Property Management
7 Bernards Road
Merrimack, NH 03054-2782

Cindy Carroll, Property Manager

Phone: (603) 424-1480
E-mail: shamca@aol.com

Fall Reminders

- Basketball hoops must be removed and properly stored inside units or off site before November 1st.
- Seasonal plants should be cut back or removed at the end of the growing season.
- Flower pots need to be removed from your yard and stored inside your unit or on your deck for the winter. Under deck storage is not permitted.
- Gutters should be cleaned to prevent ice dams. This is a unit owner responsibility.
- Attic insulation should also be checked for adequacy.
- Bathroom ceiling fans should be vented to the outside of the unit; not into the attic.
- Your winter attic temperature should be the same as the outside temperature.

Please Be Considerate...

- Drive at a safe speed on our streets. 20 MPH posted.
- Pets need to be licensed by the City of Nashua.
- Dog "business" should be done in the traffic circles or in the wooded areas, not on lawns or the edges of the lawn. Immediately clean up after your pet.
- Anonymous comments can not be posted on the public side of our bulletin board. If you'd be embarrassed by what you post; don't post it. If you post a legitimate, **signed** comment, people will take you seriously. If you don't sign your comment, you won't be taken seriously, and your comment will be removed immediately.
- Park in a manner that others are not inconvenienced.
- Pick up litter when you see it.
- Bring problems to the attention of Cindy Carroll your Property Manager and remember she is your point of contact for all issues. Contact info at the top of the page.
- When someone dumps an old appliance or a piece of old furniture at the Community Garage, we all pay to have it removed. Please remove them yourself!
- Please make an effort to attend the Annual Meeting on Wednesday, October 24th, at the Holiday Inn, 9 Northeastern Blvd., Nashua, NH. It's the one time during the year when we can all get together to learn the plan for moving forward and to offer constructive comments and feedback.