

Letter from the Board

The Board is sending this out to all owners and residents explaining our philosophy. It is clear we have been unsuccessful communicating our positive, exciting message and direction. We hope you read this carefully and carry this message forward to all your neighbors and friends.

We are very upset at the overall climate and negativity being spread around the community regarding a small group of very dedicated people who have volunteered countless hours acting as Board members, all working together for the betterment of Oak Bridge property and community. We say to ourselves: Where are the positive comments regarding all we have accomplished? Where are all the positive words regarding building structures and property improvements in the past year? Where is the response for all the maintenance accomplished since Steve is has been hired? What about the dramatic turn-around in property management since Connie came on board?

Since Connie and Harvard were hired 8 months ago, we have tackled huge problems this Association has never faced before. We have addressed the attic insulation and water issues, saving the roof warrantee and tens of thousands in repair costs. We fixed the crumpling parking lot. We fought legal and insurance battles due to mismanagement and have won every cause, saving our Master Policy insurance coverage and the Association funds to a turn of almost \$100,000. We have straightened out our financial process; every penny spent is scrutinized and justified. Our grounds and club house have never looked so good, never been so clean and safe. Daily maintenance issues never resolved more effectively or efficiently. Rotting and crumpling buildings and infrastructure addressed, adding thousands to the value of our homes, with no impact on your property taxes, assuring the safety and security of our residents all within an extremely low financial impact to owners. We have addressed and are consistently enforcing our Bylaws, Declaration and rules, a process you have demanded. We continue to develop a proactive preventative maintenance plan to help identify and prevent future issues. Yet we have been chastised and criticized every positive step we have taken all for the betterment of OUR community and homes. We still continue to march forward spending many hours working for you, our neighbors, owners and residents despite the constant complaints and negativism we have received from residents. All this within 8 months!

This board has a collective philosophy and belief that “You can be part of the problem or part of the solution.” As volunteer Board members we chose to be part of the solution.

All communities have rules that govern them. Our Bylaws and Declaration have been in place for over 10 years. The rules in place since 2006 and have changed little over the years. A new, strategic parking permit process was instituted when we began running out of parking spaces and discovered it was unequal across all 180 units. What has changed in the past year is the consistent and equal enforcement of these rules. Enforcement. This was the unanimous message some 2 dozen residents delivered to the board at the September resident/board meeting. We are asked to enforce our rules and we are berated when we do.

We understand change is scary to many. Just think what a wonderful community we would have if everyone took personal responsibility to read and follow the governing documents. There would be no need for non-compliant letters. No need for fines. There would be peace and quiet. And Connie would have more hair or maybe less gray hair.

We challenge all residents to take ownership in following our governing documents. Rules are written to better our lives here and make Oak Bridge a place you look forward to come home to; a great place to live. Remember, every owner and resident is in control of following or not following the governing documents, of being a positive neighbor or not. This means YOU, not the Board, have the power and ability to make the community of Oak Bridge feel like home. YOU, not the Board, have the power and

ability to set the climate of Oak Bridge. The Board's responsibility in this area is to make sure our governing documents are being enforced equally and fairly.

What a wonderful place Oak Bridge would be if instead of constantly complaining to the Board and each other, positive comments were communicated by residents. Negativity breeds negativity. Positivity breeds positivity. What are you doing to affect the positivity balance each day? We challenge all residents to step up to the plate, join a committee, be part of the solution. Just like in the media, it is easy and exciting to complain, report the negative. It is boring to spread the positive and very difficult to affect positive change. The positive should be the exciting part.

The Board is creating a list of needed committees and their purpose in an attempt to solicit positive resident participation. This committee list will be sent in October with the Annual Meeting package. We will have committee sign-up sheets at the Annual Meeting for owners. Tenants will also have an opportunity to become committee members. We strongly hope and encourage your participation on one of these committees. Be a positivity change agent!

We feel all community members not only have a responsibility to voice your concerns but also have an obligation to volunteer efforts in the solutions. Contribute to your community. Oak Bridge is not a responsibility just for the Board. Thank you.

Board of Directors
9/29/14

email: OakBridgeNH@hotmail.com
www.OakBridgeNH.org