

Spring 2015 Update

April 9, 2015

Spring is slowly arriving and with spring comes outside deck inspections. We want to remind you that with winter over, please place any winter items like shovels, off decks/patios and out of site. Only lawn furniture, pots and planters are allowed on decks. Only electric grills can be used/kept on the 2nd and 3rd floors. Gas grills can be used/kept in 1st floor patios as long as they are at least 10 feet away from any structure while in use. Grill usage is defined by the Concord Fire Department. As a safety concern, please remember to place your pots and planters on the deck/patio floor, not attached to railings. Do not attach anything to the siding, beams or any boards on your decks or patios. Any existing nails, hooks, hangers, screws, etc. will be removed when noticed. Let me know if you have any leftover nails etc. by your unit so they also can be removed. Reminder: no wind chimes or bird feeders are allowed.

Prime Touch will return in spring to finish B2 and club house painting. Dumpsters will be painted after repairs are made.

Random, periodic inspections of all hallways, decks, patios and garage spaces will continue to occur. Make sure your garage space contains only bikes, strollers, kayaks, metal grocery carts, large metal or wooden lockable cabinets and large metal (pre-approved) tool chests. Please contact me if you have any questions on storing items in the garage. Nothing can be left in the hallways. All hallway carpets must not impede opening of unit door. All unit numbers must be clearly visible (hallway rules per Concord Fire Department).

Building 2 and 3 garage areas will be swept on April 22nd beginning at 8:00am. Please make sure to have your vehicles moved so that the contractors can begin in a timely manner. You may want to cover any approved items in the garage during the sweeping to prevent any debris on your items. Common area rug cleaning has been scheduled for April 23rd. Please make sure to remove any doormats on that day. You may contact Best Qualified to have your rugs cleaned inside at your expense. Their number is (603) 622-6200. Gutters will be addressed after roof has been inspected in the spring.

With the snow melting, much dog poop is being uncovered. We want to remind all dog owners to pick up after your dog. A dog's droppings are not only a health issue but also kills the greenery. The center pit is being used by dog owners as a place for droppings. This is wetland overflow and considered part of the landscape which must be kept clean of droppings. Dog ownership is a privilege. Please make sure you have registered your pets with the association using the unit information form which can be found on our website or in the library. Spring clean-up will occur soon after all snow is gone. Along with dog poop, a lot of trash can be seen on the property. Please use the dumpsters to dispose of your trash. Please use the containers at all building entrances to dispose of your cigarette. Do not dispose of any lit object on any part of the landscape, including the center pit. Flicking of cigarettes off your balcony is not only loitering but is a fire hazard.

Note: B2 + B3 owners are charged an additional amount which pays your actual building and units' bills for heat, hot water, garage, elevator and telephone based on the previous year's costs for same (see 1st amendment to By-laws 6/24/87 pg 31). B1 + B4 owners pay for their own heat and hot water. This charge does not go toward reserves for such things as roofs, pavement, construction or boilers. The enclosed chart compares income and expenses, giving you a snapshot of key items.

Congrats go out to Helen and Chris for taking a weekend long course and passing the 3-hour test becoming licensed to maintain any public pool or spa across the country, good for 5 years. You will see them in the pool area in the next few months as they become experienced taking care of our pool, hot tub, and mechanical room. Their volunteer efforts now insure our pool area and equipment are being maintained by licensed personnel, a state requirement, reducing Association liability and increasing the longevity of equipment. Helen and Chris will continue to supervise and train any on-site personal responsible for pool area on a daily basis.

Any issues or questions should be addressed to the board's email account: OakBridgeNH@hotmail.com

All association information can be found at our website: www.OakBridgeNH.org

Condo Fees/Month			B2+B3 Assessment heat+ Bills			Spcl Assess - roof + construction		
Year	Amount	Yearly Amt.	Year	Amount	Yearly Amt.	Year	Monthly	Yearly Amt.
2010	\$ 218.00	\$ 470,880.00	2010	\$ 80.00	\$ 115,200.00	2010		
2011	\$ 218.00	\$ 470,880.00	2011	\$ 80.00	\$ 115,200.00	2011	\$ 20.13	\$ 21,740.40
2012	\$ 216.00	\$ 466,560.00	2012	\$ 60.00	\$ 86,400.00	2012	\$ 20.00	\$ 43,200.00
2013	\$ 216.00	\$ 466,560.00	2013	\$ 60.00	\$ 86,400.00	2013	\$ 20.00	\$ 43,200.00
2014	\$ 216.00	\$ 466,560.00	2014	\$ 60.00	\$ 86,400.00	2014	\$ 20.00	\$ 43,200.00
2015	\$ 219.00	\$ 473,040.00	2015	\$ 69.00	\$ 99,360.00	2015	\$ 32.00	\$ 69,120.00

Snow Removal Contract				Snow Removal Extras			
EOY	Budget	Actual	Difference	EOY	Budget	Actual	Difference
2010	\$ 22,000.00	\$ 24,120.06	\$ (2,120.06)	2010	0	0	0
2011	\$ 20,000.00	\$ 30,800.00	\$ (10,800.00)	2011	0	\$ 2,697.00	\$ (2,697.00)
2012	\$ 20,000.00	\$ 19,600.00	\$ 400.00	2012	\$ 2,000.00	0	\$ 2,000.00
2013	\$ 17,000.00	\$ 16,200.00	\$ 800.00	2013	\$ 1,500.00	\$ 17,346.63	\$ (15,846.63) *
2014	\$ 30,000.00	\$ 35,334.00	\$ (5,334.00)	2014	\$ 1,500.00	\$ 2,172.50	\$ (672.50)
2015	\$ 34,000.00			2015	0		

Heat Addl (B2,B3)			
EOY	Budget	Actual	Difference
2010	\$ 75,000.00	\$ 55,624.25	\$ 19,375.75
2011	\$ 70,000.00	\$ 60,845.36	\$ 9,154.64
2012	\$ 67,000.00	\$ 35,628.25	\$ 31,371.75
2013	\$ 52,000.00	\$ 57,397.60	\$ (5,397.60)
2014	\$ 55,000.00	\$ 61,887.22	\$ (6,887.22)
2015	\$ 65,000.00		

* Tasker Dec-Mar bills not disclosed by PM.
Board unaware of bills until Apr. too late to react and stop overages. PM removed.
Overages taken out of operating, not passed onto owners.