

Decks/Patios - Hallways - Garage



OakBridge Board

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To: OakBridge Board (oakbridgenh@hotmail.com) ↗



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Good Morning, Brrrrr

The Board wants to remind all of the following important information:

Decks and Patios - Please note per Bylaws and Rules, it is the resident's responsibility to clear any snow or ice off your decks and patios. Clearing off your deck/patio slows down deck deterioration and keeps the dripping to below units to a minimum.

Building Hallways - The City of Concord Fire Department wants all Oak Bridge residents to be reminded NOTHING can be left in the hallways outside your unit except a small rug that will not impede the opening of your unit door. In addition, NOTHING can block each unit number. This is a City of Concord Fire Department mandate. This means no: shopping carts, shovels, boots, shoes, bags, decorations, etc. Please note the Fire Department visits our buildings periodically and the Association can be fined if their mandates are not followed.

Garage Spaces - Our garages were recently inspected by State Farm New England Insurance Inspector as part of their evaluation of our property as a potential customer. They were impressed with the state of the garage areas and reminded the Board that the current rules regarding what can/cannot be stored in the garage spaces need to be strictly enforced, based on the capacity of our garage sprinkler system. All B2+B3 garage space users are reminded of this June 1, 2014 mandate:

"Housekeeping needs to be improved in the underground parking garages. When the building was built, the parking garage required a sprinkler system, which was designed for the hazard present – parked automobiles. Now it has been noted a great deal of storage, some neat and some not so neat. There was also a garage space noted where there is some type of auto maintenance and/or oil changes. One other area is storing tires and another area where there are combustibles that are being stored in a haphazard fashion. These items are increasing the fire load, which in turn could overpower the sprinkler system.

The insurance company is mandating that limited storage be permitted with items being placed in a cabinet to reduce the ease of ignition. All flammable items such as oil and paint must either be removed or stored in a locked cabinet. Bicycles and strollers would be allowed to be stored outside the cabinet. The alternative is to remove all storage from the garage using it exclusively for automobiles."

Individual plastic storage bins/containers are also not allowed.

Deck/Patio, Building and Garage Inspections will occur randomly. Violators will be notified and may be fined.