

Plowing, Dog Poop, Trash, Parking, Hot Tub/Sauna, Condo Fees, City



OakBridge Board

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You; BishopREM@hotmail.com



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Good Morning,

This informational email is being sent to all owners and tenants on various recent topics:

Plowing – Just a few notes and replies based on emails: The plowing procedure has not changed for at least 4 years (<http://oakbridgenh.org/OBdocs-misc.htm>). The board was given the plow times by the vendor. The board does NOT know when the plow crew will arrive nor will we limit the time the vendor can plow. EVERY condo association has a “leave the premises” for snow plowing procedure. Some require you leave until ALL lots are cleared so be aware. That’s how communities’ function.

After confirming Sat. 9AM storm clean-up, we will inquire why plowing vendor showed at 9PM. Ice melt buckets arriving shortly. Vendor will not be called to plow unless it is an emergency, nor will vendor call the board with equipment or driver issues. When we receive updates from vendor, we will pass them along to residents. Our vendor has multiple properties to service. OakB is not our vendor’s exclusive customer. Every storm is unique in the time it takes to remove snow and treat surfaces.

Where to park: Many residents move their vehicles during the day to Szechuan’s Plaza next door until lots are cleared. If visitor lot is full, guests can also park at Plaza. Check with Plaza management on their overnight parking and towing policy. Remember, if your visitor parks in your assigned spot, they are subject to towing as valid parking sticker will not be present. Towing happens when blatant disregard of plowing and parking procedures occur as we do not like to tow vehicles. Vehicles will not be towed if plowing does not occur.

Bottom line – please do not impede removal of snow from our lots. This is a large, complex property to plow and each storm is different. Our community plowing procedure is NOT unique. Plan accordingly! Yelling at the volunteer Board when things happen is not a positive way to effect change or voice your opinion.

Park in Your Spot – More importantly during the winter months, please make sure you park in your assigned spot. Leaving your assigned spot open takes up an additional spot others could be using. We are 84 spaces shy of every unit having the maximum allowed 2 vehicles as stated in the By-Laws. Considering numbered, visitor, handicap and “P”ermit spaces, we have very few remaining spots on property for residents to park based on the number of registered vehicles. Leaving your assigned spot open means you are taking up 2 spots for 1 vehicle.

DO NOT PARK in another’s assigned spot, regardless of valid parking sticker. Taking someone else’s assigned spot will result in immediate towing and fines without notice.

Dog Poop – We are having serious issues behind buildings 2 and 3 regarding people walking their dogs and NOT picking up after them. Owning a dog at Oak Bridge is a privilege not a right. PICK UP AFTER YOUR PET!

BOLO: Be On the Look Out for a male walking a very large brown dog, usually behind or beside building 2. This person has been repeatedly seen not picking up after his pet. If you see him or any other person not picking up after their pet, please take a clear picture or follow and find out what unit s/he lives in. Report unit or send picture to the Board. ALL communication with the Board is kept confidential.

Trash in Hallways – Please do not leave ANYTHING in the hallways, stairs or entrance ways. This is a city fire and police mandate. The police regularly drive and walk through the property. Oak Bridge is often used by the fire department for training as they have keys to all buildings. If items are seen in the hallways/entrances, the Association is subject to hefty fines which we ALL will pay for. Take you “free” items to Goodwill where they will be appreciated. Do not leave your belongings for others to deal with.

Hot Tub vs Sauna – The Board was surprised to see the voting on these amenities! The votes were 35 for hot tub and 27 for sauna. A pretty even split. The current hot tub cannot be repaired. The Board is creatively working to obtain BOTH a new commercial hot tub and sauna for the same preliminary new hot tub estimate quoted to board in late summer. We will not promise getting both but will try hard to accomplish this. Replacing the hot tub is a given. The new hot tub and potentially new sauna will not take place until the spring, after winter snow/cold, as the pool area requires a larger opening for equipment removal and installation as current door opening is insufficient. Stay tuned.

2019 Condo Fees - Since the new payment coupons were mailed, questions have been asked regarding condo fees. A detailed breakdown of our condo fees, which remain unchanged for 2019, can always be found on our website homepage www.OakBridgeNH.org.

Email Bishop REM – On July 1, Bishop Real Estate Management became our complete property management company. Please send your question, concerns, comments, etc. to BishopREM@hotmail.com. Copy the board if you would like the board to also be aware. The board will be forwarding emails to Bishop for reply.

City Festivities - Attached please find the weekly City of Concord newsletter showing all the up coming holiday festivities. Tons of info. Recommend signing up for this free newsletter.

The Board wishes a healthy, happy and safe Thanksgiving to you and yours.

BOD