

Carpet Cleaning, Motorcycles, Hallway and Garage Rules



OakBridge Board

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To: OakBridge Board

Cc: BishopREM@hotmail.com ↗



Good Evening,

Just a reminder that common area carpets will be professionally cleaned tomorrow, April 30th and, if need be, continuing into Wed. May 1st. Please remove your hallway mats to help the cleaners.

Motorcycles: Now that the weather is warm enough for motorcycles, we want to remind residents that a motorcycle cannot be parked alone, taking up an entire “P” or numbered spot. Your motorcycle can be parked in your numbered/assigned spot along with your vehicle but cannot take up an entire spot by itself. There is a motorcycle spot near the visitor lot and some paved areas nears the mail hut for motorcycle parking. Do not park on the landscape.

There are only 3 parking spots remaining, if all vehicles registered to Oak Bridge are parked on our lots and garages. There are 286 total parking spots on property, including handicap and visitor spots. There are 180 units. We would need 360 total spots on property for every unit to have 2 vehicles. That means we are at minimum 74 parking spots short of the 2 vehicle per unit allotment as stated in the 4th Amendment to the Declaration. The 2-vehicle allotment **ONLY APPLIES IF YOU HAVE 2 VEHICLES!**

Why we have strict hallway and garage rules: This is a quick note explaining why we have strict hallway and garage rules. The City of Concord Fire Department mandates what items are allowed in the buildings’ hallways and on unit doors. They are extremely strict that a unit’s door number must be very visible and there can be NOTHING in the hallways unless it is a thin door mat. The door mat must not prevent the door from being opened or too thick as to be a trip hazard. NOT following these mandates may cause Oak Bridge (ie. all owners) to be heavily fined by the City. The Fire Department has keys to all our buildings and can come/go at will.

In addition, along with the City Fire Department, our Master Insurance policy inspector has strict rules regarding what can and cannot be kept in the garage area. In early 2013, the board fought hard to get what few items CAN be left in the garage spots. These restrictions are in place due to the capacity of the fire prevention sprinkler system installed in the garages. Not following these requirements could negate our insurance policy coverage should anything happen in our garages, along with being heavily fined by the City.

Our hallways, garages and decks are reviewed for issues usually once a week. If you are a new resident or have not recently reviewed the mandates on hallways, decks or garage spots, please visit our website OakBridgeNH.org under “Docs/Info” and “Rules.”

We hope this better explains why we are sticklers on the rules.

Regards,

Board of Directors

Bishop Real Estate Management 880-6464