
Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

August 2010

From the Board

Board Meetings are held at 6:00 PM on the 3rd Thursday of the month in the office of the Recreation Building. An open Owners Session begins at 5:30 PM so if you feel inclined, please stop by.

Swimming Pool & Hot Tub Rules

We have had a host of complaints relative to residents not adhering to the pool rules so once again the Association Swimming

Pool & Hot Tub Rules have been delivered to all residents. These rules are intended to protect residents and to allow a safe swimming environment without posing a risk to others.

Read them carefully.

Please note that residents who do not follow the rules will lose their pool & hot tub privileges, no questions asked.

Garage Spaces

It has been brought to the attention of Management that several residents are encroaching on other's parking spots in the garages, making it difficult for them to pull into their spot. Please remember that the boundaries for each spot is marked by the concrete pillars and as a courtesy we are asking you to not tie your bicycles or any other personal items to them.

Parking

For those residents who park outside, please make sure you have a hanging tag

for your vehicle so that you are in compliance with the Rules & Regulations. If you have lost your tag and need a replacement, call Great North. The fee to replace a lost tag is \$25.00, which is to be mailed to Great North, attn: Elaine Devlin.

Insurance

Please be aware that the Oak Bridge By-Laws require all Owners to have homeowners insurance (HO6). This is not expensive and is well worth the cost so that in the event of an accident such as a flood from a unit above, your personal belongings are covered. Please note that the Association's master policy does not cover the interior of the units. If you have any questions, please call Great North.

Key Fobs

We have noticed that a few residents have been borrowing their neighbor's key fobs to gain access to the pool, gym etc. If you have lost your key fob, please contact Great North for a replacement fob. The cost to replace is \$25.00. Please note that the old fob will be deactivated from the computer, so that only the new fob will work. If you have a fob that doesn't work, let us know so we can replace it free of charge. Please note that you must turn in the old fob or you will have to pay the replacement cost.

Dumpsters

There is a lot of disposing of bulk items such as furniture, mattresses, TV's, etc. in the dumpsters and as a result they are overflowing. This is clearly a violation of the Dumpster Rules and is costing the

Association \$\$ to dispose of these items in the appropriate manner. Owners/residents are required to dispose of these items on their own. Anyone seeing disposing of such items in the dumpsters will be assessed a fine. Just a reminder, to also take the time to break down cardboard boxes.

Cigarette Butts

We are asking those of you who smoke on your balconies, out of common courtesy to your neighbors, to not throw your cigarette butts over the railing. The same goes for standing outside the building. We have had numerous complaints about piles of cigarette butts landing outside residents units and on their balconies. Nor does it do anything for your property values when a realtor is showing a unit to a prospective buyer. Going forward, if Dennis and/or Don (maintenance crew) have to pick up these piles, there will be a charge back to the guilty owner/resident.

Pets

Please remember to keep your dogs leashed at all times when walking them on the property, and don't forget to clean up after them.

Balconies

Please be sure to keep your decks and balconies clear of items other than deck furniture. They are not to be used as storage areas for toys, bikes, etc.

Calls to Great North

Calls to Great North after hours or on weekends should be limited to emergencies only. The Association is billed twice the normal rate for weekend calls and a premium for after hour calls. Costs can be charged back to a unit owner if it is deemed the call was not a true emergency.

If you have condo questions or concerns, contact Elaine Devlin, Property Manager.

Great North Property Management
76 Northeastern Blvd. #28
Nashua, NH 03062

Phone: (603) 891-1800

Fax: (603) 891-0086

E-Mail: elaine.devlin@greatnorth.net (this is a new email address)