

Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

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From the Board

Board members for 2011 are Bob Boley, President; Susan Mulhearn, Vice President; Michael Zachodny, Director; and Carol Cushing, Director. The Board would like to thank Ric Riel for his recent service.

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 precedes the meeting at 5:30PM.

Annual Meeting

The annual meeting was held November 18, at the Church of Christ. This year 63 units were represented either in person or by proxy. During the meeting, Michael Zachodny and Carol Cushing were re-elected to the Board.

Kevin Kehoe of WT Phelan Insurance attended the meeting where he gave a presentation on homeowner policies as well as an overview of the Association's master policy.

Rule Violations

The Association Rules & Regulations and Swimming Pool Rules have been updated and mailed out to all residents. Please read them carefully. For those residents who do not comply with the Association Rules & Regulations and the Swimming Pool Rules, a formal violation letter will be sent. If a second letter is necessary, a fine may be assessed to the unit owner. Please note that owners who lease their units are responsible for their tenants.

Info / Registration Sheets

Vehicle registration sheets will once again be distributed to all owners/residents. Please complete the form and return to Great North no later than Jan. 14th, 2011. If we do not receive the form by the due date, your key fob will be de-activated and you will lose your privilege of the use of the facilities at the clubhouse. Fines may also be assessed. Forms can be mailed, faxed, or e-mailed (see information on page 2 of newsletter).

Christmas Trees

Christmas trees will not be picked up at Oak Bridge, so please do not put them in the dumpsters. Trees can be disposed of at the Concord Transfer Station or at the Beaver Meadows Golf Course (free of charge). Please remember that all decorations and tinsel must be removed from the tree or it will not be accepted.

Trash

In the last few weeks leading up to the Holidays, there appears to be excess trash bags thrown on the ground around the dumpsters. If you find that the dumpster you regularly use is full, please find another dumpster on the property, so you can dispose of your trash in a safe and hygienic manner. Household trash only is acceptable for the dumpsters. Furniture, mattresses, computers, etc. must be disposed off site.

Snow Removal

Earthtones is the snowplow contractor for 2010 / 2011 snow removal. The main roads

will be plowed first followed by the parking spaces and walkways, once a storm has ended. At that time, vehicles should be moved to give the plow operator sufficient room to maneuver. Those who choose not to move their vehicles to allow the parking spaces to be plowed are subject to being towed and/or fined.

If you encounter a problem with snow removal, contact Elaine Devlin at Great North. Also contact her if snow banks get to a level where they interfere with safe passage out of streets or driveways.

Pet Policy

Just a reminder to residents who have dogs... please keep them leashed. Recently, one of our residents almost hit a dog, which was not on a leash, in the garage. Also, please pick up after your dog. Having a pet is a privilege, so we ask that you show consideration to other residents.

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
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