

Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

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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. Owners who may be interested in volunteering their time to the Landscaping Committee can come to a meeting or contact Elaine Devlin at Great North.

Bank Loan & Delinquent Accounts

The bank loan that we were in the process of securing for the last several months, so that the roofs can be replaced, has been denied due to the number of owners who are past due in their monthly condo fees.

The Board and Management are very concerned with the amount of delinquent accounts, which now amount to \$54,222. Steps are currently being taken to take aggressive legal action with owners, who are not paying. Collecting monthly fees is of the utmost importance, as these monies enable the day-to-day operations of the Oak Bridge Community. Owners who are current with their condo fees, are essentially subsidizing those who do not pay.

The Board and Great North are more than willing to work with owners who are in financial difficulty. Please call or email Elaine Devlin at Great North (see contact information on page 2.)

Swimming Pool & Hot Tub Rules

The Association Swimming Pool & Hot Tub Rules have been updated and 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 Storage

The garages at buildings 2 & 3 are getting awfully crowded with storage items, to the point that some folks are encroaching on others parking spaces (bicycles tied to pillars, etc.) and as a result, making it difficult to pull into their parking spaces. We are asking residents to take a little time to "spring clean" their personal areas and ensure they remove any obstacles that pose a potential danger to others. A walk thru of the garages is planned soon, so in order to avoid a violation letter, please clean out your space.

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.

Rented Units

Owners who rent out their units are required to provide Great North with a copy of the lease so that it may be kept on file. Tenants information is also to be provided by completing the condo information sheet, which can be obtained from the property manager.

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
100 Daniel Webster Highway
Nashua, NH 03060
Phone: (603) 891-1800
E-Mail: elained@greatnorth.net**

**Note: On June 18th Great North Nashua Office is moving to a new location. The new address is:
76 Northeastern Blvd. Unit 28
Nashua, NH 03060**