

# Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

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## From the Board

The Board of Directors has recently appointed Marian Gynan as our latest member. She will take over the position of Treasurer, which was vacated by Ric Riel after he relocated from Oak Bridge. Board members for 2011 are Bob Boley, President; Susan Mulhearn, Vice President; Marian Gynan, Treasurer; Michael Zachodny, Director; and Carol Cushing, Director.

Board Meetings are held at 6:00 PM on the 3<sup>rd</sup> Thursday of the month in the office of the Recreation Building. An open owner's session precedes the meeting at 5:30PM.

## Home Owner's Insurance

As previously mentioned in the December newsletter, Kevin Kehoe of WT Phelan Insurance attended the Annual Meeting, where he gave a presentation on homeowner policies as well as an overview of the Association's master policy (see attached memo). We can't stress enough, how important it is that owners and renters obtain the necessary insurance.

Note: Owners who rent out their units should have a clause in the rental agreement that will insure that their tenants obtain renter's insurance.

With the recent ice dams we have had all sorts of inquiries from owners/residents who don't know what to do about the damage inside their units, as a result of ice dams. Not all providers cover water damage from ice dams, so it is essential you find one who does. You may also ask about Extended Protection Plan, which in most cases do cover ice dams and is well worth the few extra dollars.

## Power Outages

Recently there was a power outage to most of Oak Bridge, and as a result, Great North was inundated with calls from residents. The Board and Management ask that you do not call Great North. Instead, you should place a call to Unitil to inquire whether there is a power outage in the area. The contact # for Unitil is: 1-800-852-3339. Please write this number down and either store it on your cell phone, or put it someplace you will remember to find it, should you lose power.

## Info / Registration Forms

Vehicle registration forms were distributed to residents, who were asked to return them to Great North no later than Jan. 14<sup>th</sup>, 2011. We have given a little leeway since then and effective immediately, those who have not complied with this request will have your key fob(s) de-activated, meaning you will lose your privilege of the use of the facilities at the clubhouse. Fines may also be assessed.

## Snow on Decks

We have been noticing quite a lot of decks that have snow accumulating on them, which is adding extra weight, and as a result could be potentially dangerous, should it separate from the building. Some residents may not be aware, but you are responsible for the maintenance of your decks, which includes removing snow. If you haven't already done so, please shovel the snow off your deck(s) ASAP, and please be careful where you are putting it... we certainly don't want to cause injury to someone who

may be walking nearby during the shoveling process. If you are physically unable to remove the snow, please contact a friend to assist you.

## 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.

## 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. Also, please pick up after your dog and do not allow them to relieve themselves on the

balconies. This was recently brought to the attention of Management from a unit owner whose deck was covered with dog waste from the balcony above. Remember, 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. Please also keep in mind calls made by a unit owner for an issue that is a unit owner's responsibility, will be charged back for the call.

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

### Great North Property Management

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