

# Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

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## From the Board

The Board of Directors for 2012 are: Bob Boley, President; Christine Connor, Treasurer; Carol Cushing, Secretary; and Sue Mulhearn, Director. The Board will soon be interviewing and ultimately appointing a fifth member to fill the vacant seat of Denise Berry who recently moved out of state.

Due to conflicting schedules the date and time of the monthly meetings have yet to be rescheduled. Notices will be posted as soon as the new schedule has been determined.

## Annual Meeting

The annual meeting was held November 17th at the Church of Christ. This year 65 units were represented in person and/or by proxy. There were 9 candidates on the ballot for the Board of Directors. Bob Boley and Susan Mulhearn were re-elected to the Board along with new member Christine Connor (the election results will be included in the packet containing this newsletter).

## Snow Removal

Ultragreen/Windham Outdoors is the snowplow contractor for the 2011 / 2012 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.

## Snow on Decks

Some residents may not be aware, but you are responsible for the maintenance of your decks, which includes removing snow. When it accumulates the extra weight could be potentially dangerous, should it separate from the building. Please be proactive and 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. Anyone who would like to volunteer to shovel snow from decks should contact Elaine Devlin at Great North.

## 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.

## “Snowbirds”

If you are planning on being away for an extended period of time please notify Great

North. Also... it is crucial that you maintain the thermostat setting in your unit above 50 degrees Fahrenheit at all times. While it is important to save energy, many times the reduced heat is low enough to freeze a pipe just enough to cause a rupture. The cost of a few dollars in an energy bill in the hard winter months is a sound investment when compared to a flooded unit.

## Trash Disposal !!

PLEASE NOTE: HOUSHOLD TRASH ONLY IS ACCEPTABLE FOR THE DUMPSTERS. FURNITURE, MATTRESSES, CARPETING, COMPUTERS, APPLIANCES, ETC. MUST BE DISPOSED OFF-SITE. RESIDENTS WHO ARE REPORTED "DUMPING" SUCH ITEMS WILL BE ASKED TO REMOVE THE ARTICLES AND WILL BE ASSESSED A FINE. RECYCLING – DIAPERS, PET WASTE, WOOD, METAL, ETC. ARE NOT TO BE DISPOSED OF IN THE RECYCLING DUMPSTERS.

## Rented Units

Owners who rent out their units are required per the association By-Laws to provide the management company with a copy of the lease so that it may be kept on file. Tenant's information is also to be provided by completing the condo information sheet, which can be obtained from the property manager.

## Info / Registration Sheets

Just a reminder that if you have not mailed in a vehicle registration form to Great North your key fob may 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).

## Pet Policy

Reminders to residents who have dogs (and cats)... please keep them leashed and please pick up after your pet. Having a pet is a privilege, so we ask that you show consideration to other residents.

## Power Outages

The Board and Management ask that you do not call Great North when a power outage occurs. 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.

## 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 may 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  
Direct Fax: (603) 816-6191  
E-mail: [elaine.devlin@greatnorth.net](mailto:elaine.devlin@greatnorth.net)