

Oak Bridge Condominium Association



... is in the air



Concord, NH

Published By the Board of Directors

April, 2012

From the Board

The Board of Directors for 2012 are:
Bob Boley, President; Christine Connor,
Treasurer; Carol Cushing, Secretary;
Marian Gynan, Director; Helen Skaleris,
Director.

Board meetings are scheduled for the 3rd
Thursday of the month. Open Owners
Meetings are held on Saturday mornings
from 10:00 AM – 11:00 AM at the clubhouse
library. The open meeting this month is
scheduled for May 12th. Owners who are
typically busy during the week should find
that Saturday mornings are more
accommodating given their busy
schedules. Notices announcing the date &
time of Open Meetings will be posted on the
bulletin board at the mail boxes and on the
main door of the clubhouse.

Oak Bridge Website

The web address is www.oakbridgenh.org
The site offers information such as Board
of Directors & GN contact information;
Directions as to how to log on to the GN
website so that Owners can (privately)
access their unit account; By-laws; Rules &
Regulations; Board meeting minutes; Hot
Tub & Swimming Pool Rules; newsletters;
condo fee info; budget, etc. The site will
also post upcoming events such as the
Annual Meeting, community yard sale, trick
or treating, etc.

Spring is here...

Now that spring has arrived it's the ideal
time to clean off your balconies. Please
remember that patio furniture only, is
permitted on the balconies. Personal items
should also be removed from the Common
Hallways, which are not to be used as
personal storage areas. Please remove all
shoe racks, footwear, shovels, toys, etc.
This is a violation of the Rules &
Regulations. Letters will be mailed to
residents who do not comply.

Window/Slider Replacement

Owners who are planning to replace
windows or sliders should obtain Board
approval prior to commencing with any
installation. Requests should be submitted
in writing to the Property Manager (see
contact information on pg. 2 of newsletter),
who will then forward it to the Board for
their review. Once reviewed, the Property
Manager will contact the Owner with the
Board's decision. The reason for this is that
the buildings should have an appearance of
uniformity and this will ensure that the
proper guidelines are followed. The
preferred color for the trim is almond
although white is acceptable. As the work
proceeds, all discarded materials and old
windows should be disposed of off-site and
not in the dumpsters.

Yard Sale

The Oak Bridge 3rd Annual Yard Sale is scheduled for Saturday, May 19th from 8:00 AM – 2:00 PM, with a rain date of May 26th. Please Note: Items that are not sold are to be taken home and not discarded in the dumpsters.

Speed Limit

We have had a few recent near misses in the parking garages due to residents driving too fast. The speed limit in the garages is 5 MPH. The speed limit on Oak Bridge property is 10 MPH. Please be cognizant of your speed and look out for children.

Rules Violations

Rules violations are a constant battle and keeping up with letters and fines as well as tracking them has proven difficult in the past. We encourage all residents to please adhere to the Association Rules & Regulations so that everyone can live peacefully in the Oak Bridge community. If a rule is violated the following procedures go into effect: a letter is mailed to the resident and/or owner citing the violation; if the violation is not corrected, a 2nd letter will be mailed along with a fine and/or loss of clubhouse privileges (key fob will be deactivated for 30 days). A fine must be paid within 45 days of the date of the letter or additional fines and further loss of clubhouse privileges will ensue.

Clubhouse & Pets

Just a reminder that the only animals permitted in the clubhouse (this includes

library, pool area, billiard room, and fitness room) are guide animals for handicapped residents. Absolutely no other pets allowed.

Recent Brush Fire

You may have noticed a memo that was posted throughout the property, relative to a recent brush fire which thankfully was discovered and extinguished quickly by our maintenance tech, Dennis Levasseur... a major loss was prevented this time. The cause appeared to be a carelessly discarded cigarette, possibly from a balcony, which is all too common. We ask that smokers please dispose of their cigarettes in a responsible manner and utilize the smoking urns that are located at the building entry doors.

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