

Oak Bridge Condominium Association

Happy New Year

Concord, NH

Published By the Board of Directors

January 2012

From the Board

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

Board meetings are scheduled for the 3rd
Thursday of the month. Open Owners
Meetings will now be periodically held on
Saturday mornings at the clubhouse library.
Owners who are typically busy during the
week should find that Saturday mornings
will be more convenient with 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.

New Oak Bridge Website

We are excited to announce that the new
Oak Bridge website is up and running
thanks to Chris Connor and Darko Kantoci,
whose help we are grateful for. 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; newsletters;
By-laws; Rules & Regulations; Hot Tub &
Swimming Pool Rules; condo fee info;
budget, etc. The site will also post
upcoming events such as the Annual
Meeting, community yard sale, trick or
treating, etc. We hope you will find this site
useful in the future.

Parking

Please be sure to read the Parking &
Towing memo that was enclosed in the
mailing with this newsletter.

Building Security

On more than several occasions we have
found that the main entry doors to the
buildings have been propped open so that
people can come and go without having to
unlock the doors. This certainly
compromises the security of the building
and the safety of our residents. We realize
that this can be an inconvenience at times,
however, these doors **MUST REMAIN
LOCKED AT ALL TIMES**... please keep this
in mind.

Elevator Doors

Please be aware that the elevator doors are
NOT to be put "on hold" for any reason
(this includes moving in/moving out).

Satellite Dishes

Recently, the topic of satellite dishes was
brought to the attention of the Board and
Management.

The Oak Bridge Condominium By-Laws
states: *"no owner, tenant or guest shall
allow the installation of wiring for electrical
or telephone use, television antennae, air
conditioning unit or other machine or*

equipment, which protrudes through the walls or the roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board". "Nothing shall be done in any Unit or in, on or to the Common Area which may impair the structural integrity of the Property, or which would structurally change a building or improvements thereon except as provided in the Declaration or these By-Laws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Directors".

Satellite dishes are not to be attached to the building or roof in any way, shape or form. Nor can they be tied to deck railings or planted in a Common Area. If you are thinking about getting a satellite dish please be sure to put your request in writing to the property manager. She will forward your request to the Board for review.

Snow Removal

So far we have been very fortunate in that this has been a mild winter so far. That being said, 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.

"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.

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 Unutil to inquire whether there is a power outage in the area. The contact # for Unutil 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.

Personal Items in Common Hallways

The Board and Management would like to point out that the Common Hallways are not to be used as storage areas. Please remove all shoe racks, footwear, shovels, toys and any other items. Management is on site weekly and does periodic checks of the buildings. We have been a little too relaxed enforcing this rule, but have noticed an increasing amount of units with items outside. Letters/fines will be mailed to owners who have not removed these items by February 1st.

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