



Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

October, 2012

From the Board

The Board of Directors for 2012 are:
Sue Mulhearn, Acting President; Chris Connor, Treasurer; Marian Gynan, Director; Helen Skaleris, Director.

Board meetings are usually scheduled for the 3rd Thursday of the month. Open Owners/Resident Meetings are held on the 2nd Saturday of the month 10:00-11:00 AM at the clubhouse library. 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 all entrance doors, elevators and on the main door of the clubhouse.

Annual Association Meeting

Please keep *Thursday, November 29th* open for our 2012 Annual Association meeting which again will be held at the Church of Christ, 141 Fisherville Road Concord, at 7:00 PM (sign-in will begin at 6:30). All Oak Bridge owners are encouraged to attend the meeting. If you are unable to attend, do not forget to mail your proxy/absentee ballot in the stamped envelope provided. Only owners who are current in dues will be counted as valid ballots. In order for the annual meeting to be valid, a quorum of 33% (60 units) must be present either in person or by proxy.

2013 Oak Bridge Budget will be posted to the Association website as soon as it is approved (hopefully by Nov. 1st). Copies will also be handed out at Annual meeting.

Trick or Treating at Oak Bridge

Trick or Treating at Oak Bridge follows Concord's schedule of Wednesday, October 31st from 5:00 – 7:00 PM. All building front doors are unlocked at 5:00 and re-locked at 7:00. Owners/residents wanting Trick or Treating are asked to place a welcoming sign on your door. It is a rule to pass by any unit door with no sign.

Oak Bridge Website and E-mail

The web address is www.oakbridgenh.org. This site offers the most current information, rules and forms. This site also posts upcoming events such as the Annual Meeting, community yard sale, trick or treating, etc. Contact Board members by sending an e-mail to: oakbridgenh@hotmail.com.

Winter is soon to arrive...

Please be sure to read the NEW Parking + Towing and "After Storm" Snow Removal Procedures located on the Oak Bridge website under "Documents." We have a new snow removal company and procedures have changed.

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.

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Please be cognizant of your speed and look out for children.

Security

Building - On more than several occasions we have found main entry doors to buildings or by the garage doors have been propped open so that people can come and go without unlocking the doors. This certainly compromises the security of the building and the safety of all residents. All doors **MUST REMAIN LOCKED AT ALL TIMES** (unless moving in/out). We thank you for your cooperation in keeping our community safe.

For those that have not noticed the side doors by the garage door in buildings 2 & 3 now have locks that you enter using your building key.

Vehicle - Please make sure your car doors are locked each evening as we have had cars being broken into.

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 certified

guide animals for handicapped residents. Absolutely no other pets allowed inside the clubhouse.

Calls to Great North

Calls to Great North after hours or on weekends Association is billed twice the normal rate for weekend calls and a premium for after hour calls. A rate of \$70.50 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

Volunteers Needed for Committees!

Maintenance - The Board would like to resurrect the "Maintenance Committee" once again. We need one volunteer from each building to be the "maintenance monitor" and bring up any issues that may be found.

Garden Club - In the past Carol Cushing has been the head of OB's garden club. You have all seen her or Pauline Lunt or Stewart Warren working very hard so we can have beautiful flowers for our complex. So if you stepped up when we needed weeding, we thank you all so much.

Please email the BOD if you would be interested in either of these committees.
