



Oak Bridge Condominium Association



Concord, NH

Published By the Board of Directors

February-March 2013

Oak Bridge Board

The Board of Directors for 2013 are:
Stewart Warren, President; Ann Crossley,
Clerk; Chris Connor, Treasurer; Helen Skaleris,
Director; and open, Director.

Welcome our 2 new Board members: Stewart
and Ann. They bring a wealth of knowledge,
experience and enthusiasm to the Board.

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 3:00-4:00 PM at the clubhouse library.
Owners who are typically busy during the week
should find that Saturday afternoons 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.

We are looking for 1 additional Board member to
complete the team. All Oak Bridge owners
interested in serving on the Board are encouraged
to attend the meeting. Only owners who are
current in dues will be eligible. We have very
important decisions to make with upcoming
building maintenance and need a full Board.

If are interested in a position please contact the
board by sending an e-mail to:

oakbridgenh@hotmail.com. You can find a
description of "What a board member does" on
the OB website:
www.oakbridgenh.org/documents/BOD-role.pdf

Go-Green! It Saves!

In a continuing effort to Go Green and reduce
costs, the Board will be cutting back on paper and
postage, e-mailing as much as possible, saving
thousands of dollars a years. For example: the
Association is charged roughly \$135.00 for mailing
a 1-page document to 180 owners and 55 renters.
This includes copying, paper, envelopes and
postage. Mailing this newsletter would cost much
more.

With cost saving in mind, please be informed this
will be our last hard-copy Newsletter! As of April
1st, notices, newsletters, forms, etc. will be e-mailed
to all owners and residents who have e-mail
addresses on file and can also be found on our
website for viewing and printing.

If you do not have an e-mail registered with Great
North, please send a note to the Oak Bridge e-mail
account (see above address) with your unit
number and e-mail address. All documents and
newsletters can be found at our website. A hard-
copy of all such materials can also be found in the
Clubhouse Library for those who do not have e-
mail access. Look for a large 3-ring binder, not to
be removed from the Clubhouse. Those with
special needs can request a hard-copy of
documents and newsletters to be hand delivered to
their unit.

Annual Unit Information Form

This form can be found on the OB website under
"Documents". ALL unit owners must fill it out
and either mail or fax to Great North or you can

drop it off in the mailbox located outside the library in the clubhouse by February 28th. It is very important that Great North have your updated information, especially for emergencies.

Change to Rules and Regulations

The Board is starting to see an increase in dues being paid late or not at all. In order to reduce these delinquencies, the Board has added:

32. Delinquent Condo Fees. Unit owners who are more than sixty (60) days past due with their condo fee payments will have their clubhouse privileges revoked (key fob deactivated) with the exception of those who comply with a Board approved payment plan.

Item 22 was amended as follows:

22. In addition, Owners/residents are responsible for removing snow, ice and any accumulation of water from their decks (Limited Common Area) as stated in the By-Laws (pg. 14: Maintenance & Repair by the Owner). Those who do not comply may be assessed a fine.

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.

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.

Snow Removal

Please make sure you clear, shovel and move your car in a timely manner so proper plowing of our parking lots can happen. Cars not cleared of snow may be towed at owner's expense.

All 2nd and 3rd floor decks must be kept clear of both snow and ice as stated in the condo By-Laws. It is the responsibility of owners to make sure decks are cleared of snow in a timely manner. Stagnant snow left on decks cause long-term damage to decks and additional expenses in

repairs. Keeping decks free of snow and ice helps keep your condo dues from increasing. Failure to do so may result in fob deactivation and/or fines.

The snow removal procedures of the parking and roadway areas have been established to meet the needs of all residents with safety being the priority. Plow drivers have been instructed how to proceed with snow removal; please do not approach and ask the Snowplow Driver to divert from this plan unless there is an emergency. In a large storm utmost patience is needed, please wait for the plow to get to your building's parking area.

Snowplowing procedure and By-Laws can be found on the Oak Bridge website. The plow driver will start buzzing all units indicating they are plowing your building's parking area. This is when all unit owners/residents should move their cars so all parking areas can be completed and safely plowed.

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.

April Dog Registration

April is fast approaching. New Hampshire requires all dogs 4 months of age or older be registered with the town of residence (Concord) and also be registered with Oak Bridge management. The Board would like to remind owners that pets residing at Oak Bridge must have all shots current and up-to-date for the safety and well being of all residents. Ownership of pets at Oak Bridge is a privilege, not a right and safety of our residents comes first. You can find more information on registering your dog at

the following website:

<http://www.ci.concord.nh.us/index.aspx?NID=99>
3

The Board would also like to remind all pet owners of their responsibility to pick up and properly dispose of all pet waste, even in the winter. Please do not let your pet urinate on walkways as this is unhealthy, unsafe and visually displeasing to our residents and visitors.

Reduce, Reuse and Recycle

Reminder: Recycling not only saves the environment but also saves the Association money! Each recycling bin emptied saves \$40. With 3 recycling bins emptied only twice a month, we can save almost \$3,000 a year by recycling, helping to reduce condo fees.

Signs are posted at all recycling bins indicating what items can and cannot be recycled. This information can also be found on our web site - www.OakBridgeNH.org. All your recycling can be deposited directly (DO NOT USE A PLASTIC BAG) into the designated container (the one on the right) at all 3 trash/recycling areas. Acceptable materials are: Paper – newspaper, magazines, office paper, phone books, folders, brown bags, cardboard boxes (please break these down to save container space), paperboard, show boxes, catalogs, books, and junk mail (window envelopes are fine).

Plastics, Metals and Glass – Any plastic numbered from 1 to 7, foil, pots and pans, empty aerosol cans, jars, bottles and cans.

Clubhouse

We are especially proud of our Oak Bridge Clubhouse! If you haven't seen it recently, stop by! The Library in the meeting room has grown tremendously, due to the effort of wonderful volunteers. If you have any books or magazines

you'd like to donate, drop them off here in the 'drop off' box where our volunteer librarians will label and file. The Library was a wide selection of books and magazines to take and return 'on your honor.' The 'Community' bulletin board and table contains a wealth of resources and materials. We encourage you to drop off your business cards.

The pool area, billiard/TV room and exercise room are always in tip-top shape. Free cable TV is available in the exercise room and a large screen TV with comfy couches can be found in the billiard room; available until 11:00 PM each evening. The billiard room has a full kitchen and can be reserved for private functions. Please call our Great North property manager to make such reservations.

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. Contact Board members by sending an e-mail to: oakbridgenh@hotmail.com.

Contact

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

Calls to Great North

Calls to Great North after hours or on weekends should be limited to emergencies only. The Association is billed at twice the normal rate for weekend calls and a premium for after hour

calls. Costs at a rate of \$70.50 may be charged back to the unit owner if a call is deemed not a true emergency.

Check Your Account

Did you know you can go to the Great North website and look at your account on-line? Many unit Owners have a negative balance which means you have OVERPAID your account. Please check your balance; you could save on your next month's condo fee.

Direction on accessing your unit account on Great North's website can be found on our Oak Bridge website.
