

Board: What's New

October 25, 2013

Annual Owner's Meeting: Our Annual Owner's meeting will take place on Thursday, November 14th at the Church of Christ, 141 Fisherville Road (across the street to the right) from 6:30-8:30 p.m. The 2014 Budget will be presented along with an overview of our Engineering Reserve Study, (which can be found on our website under "Documents"), a re-cap of 2013 accomplishments and Board elections. Please save this important informational date on your calendar!

Paving: Phase I of our paving project is complete. All our troubled areas have been addressed; sink holes, drainage grates, pot holes, cracks, speed bumps, fire road widening, etc. Because of this project, we have minimized further water damage to our driving and parking areas, increasing the life of the pavement for many years and dramatically reducing the projected cost of pavement replacement identified in our recent Engineering Reserve Study.

The final step, Phase II, of our pavement project will be to seal coat the surface and re-line/re-label the lot, scheduled for early summer 2014.

Club House: The final steps in the restoration of our Club House pool area are in process. Floor installation is near completion. New vanities and toilets soon to be installed. New windows in the shower areas will help with heat loss this winter. Look for announcement of our Grand Opening celebration!

Outside Building Repairs: Repairs to sections of our buildings continue. We are working to minimize any further damage for the up-coming winter. During Spring-Fall of 2014, we will address as many of our siding and deck safety and water damage issues as our finances allow, ALL WHILE NOT RAISING CONDO FEES! We are trying to make as many repairs as possible with the future goal of addressing siding after our roof loan is paid off in August 2016. More details of our long-range building maintenance plans will be discussed at our Yearly Owner's Meeting.

Vandalism: Recent vehicle theft and vandalism as prompted the Board to remind all residents to please lock your vehicle at all times, including inside parking garages. Please call the police and notify the property manager if any theft or vandalism occurs.

Rodents Hate Bounce Dryer Sheets! If storing personal items in garage parking spaces or storage units, note that rodents hate Bounce dryer sheets. Please use these pleasant smelling dryer sheets in place of toxic moth balls inside our garages. It works!

Water Damage: We have now had 38 units affected by leaking toilets, water heaters and kitchen shut-off valve issues since mid-May. Based on Common Area water damage from these leaks, the Board must be proactive to ensure ALL unit toilets' neoprene gaskets and cracked flanges are repaired by a licensed plumber. We are in jeopardy of not having our Master Insurance Policy renewed in July 2014, or renewed at

a dramatically increased cost. **Toilet Gaskets** remain the central issue. The Board was recently informed a local plumbing and heating company has been replacing our gaskets with wax rings in place of the REQUIRED neoprene gaskets since 2005. THIS IS AN INCORRECT REPAIR. This company has been informed of this issue and will correct their process here at Oak Bridge. Back-flush toilets require neoprene gaskets, as other associations and insurance companies also require.

Door and Window Replacement: Please make sure you are familiar with the rules regarding the replacement of your deck/patio sliding doors and your bedroom windows recently sent via e-mail blast and posted on the website, mail house and club house community bulletin boards. Please notify the Board to least 2 weeks prior to installation for approval. Past replacements painted in beige do not have to be re-painted in white.

Illegal Dumping of Construction Material: It is illegal to dispose of any construction material or household furniture in our dumpsters. Fines of \$250 will be imposed if you are caught filling our dumpsters with construction materials, household furniture or bedding as it increases our dumping charges, impacting our budget and potentially raising our condo fees. Located on our 2 bulletin boards (Mail House and Club House Library), you will find information on businesses who will haul away anything you wish. Please contact these folks if you have items that cannot be placed in our dumpsters. Thank you for your co-operation.

Dog Poop: Dog poop remains an issue. Increased fines and/or loss of Club House privileges or REMOVAL OF YOUR PET may occur if you are seen not picking up after your pet or if your pet is constantly barking. We are living in a positive, close community. As a member of this community, we ask you please be considerate and pick up after your dog or quiet your dog from prolonged barking. (See Article V.7.C "Restrictions on Use of Units", By-Laws page 16)

Common Area Heat: During the winter months, the heat in all Common Area hallways will be set at 55 degrees to conserve fuel and reduce cost. Thank you for your understanding.

Garbage Down the Drain: Remember, please do NOT pour grease down the drains/toilets or use an ill-functioning garbage disposals. Large chunks of food and grease not only block but can damage our pipes. Remember, you are part of a large community and your actions affect your neighbors.

Violations: The Board is aware of residents not following the rules of our community and has updated our Rules and Regulations, soon to be US mailed when registered. We will begin enforcing these Rules and Regulations on a timelier, consistent basis. Please review all rules, policies and By-Laws of our community especially regarding: decks/patios, vehicle parking, noise, fire, safety, pets, and club house usage. The Board is focused on making our community a pleasant and positive place to live. We are asking for cooperation to do your part! Please report anyone violating our community rules, By-Laws or policies to our property manager AND send an e-mail to the Board at: oakbridgenh@hotmail.com informational website: www.oakbridgenh.org