

Board: What's New

August 30, 2013

Paving: Scheduled to begin September 15-28, 2013. Front entrance and bldg 3 drive-around pavement removed, re-graded and repaved. All pot holes, drains and cracks fixed and sealed. Large sinkhole front of bldg 1-2 dumpster into parking area filled and leveled. Recoating and relining of entire lot scheduled for spring 2014.

Club House: Bathroom/showers drains, toilets, and flooring replacement in process. Delays due to timing of multiple vendors doing the work. Scheduled to be completed Sept. 14-17. We apologize for any inconvenience. Look for a completely new bathroom/locker room area when complete.

Building 2 Boiler Repairs: Bldg 2 boilers used for heat + hot water scheduled for repairs and overdue maintenance, tentatively for end of September. Bldg will be without water while repairs take place. This should take maximum 1 day to complete necessary work before the colder months. Work will not be scheduled until after club house restrooms/locker rooms are complete for resident use during bldg 2 boiler repairs.

Bldg 1, 2, 3 Outside Repairs: Repairs to sections of buildings 1, 2 and 3 will begin Sept. 1st, fixing leaks and missing/broken siding and window trim.

Toilet Gasket/Flange Replacement: We have had 11 units affected by leaking toilets since mid-May. Based on common area water damage from these leaks, the Board must be proactive in ensuring 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 if we do not act now, based on water damage to-date. Many notices have been distributed to owners over the past 2 years. Board may ask for proof such repairs have been completed within the next 6-8 months to conform to legal requirements. (See By-Laws: Section V.4 Maintenance and Repair, pages 14-15)

Dog Poop: Dog poop is again becoming an issue. As one of the few pet friendly communities in the greater Concord area, we ask you please pick up after your pets. Failure to do so may result in the Board taking proactive action, implementing DNA testing, a very costly process to pet owners. DNA testing has been implemented at other local condo associations and has proven to be very effective. We do not want to proceed with DNA testing but we may have little choice.

Garbage Down the Drains: Bldg 3 drains required unclogging due to grease and large chunks of food (garbage) being washed down the drains or flushed down the toilets, causing sinks to back-up and an expensive Association bill to unclog. The Board wants to remind ALL residents to please do NOT pour grease down the drains/toilets or use an ill-functioning garbage disposal. Large chunks of food and grease not only blocks 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 rules of our community and has updated our Rules and Regulations (to be distributed early Sept.). We will begin enforcing these Rules and Regulations on a timelier, consistent basis. Please review all rules and policies of our community especially regarding: decks/patios, vehicle parking, noise, 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 or policies to our property manager AND send an e-mail to the Board at: oakbridgenh@hotmail.com.

Reserve Study: Can now be found in summary form on the website (under section: Documents). This engineering study outlines our long-term maintenance issues through 2042 with estimated costs. The Board is actively working these items while remaining within our current budget and condo dues structure. More details to follow during our Annual Meeting.

Annual Owner's Meeting: Scheduled for Thursday, November 14th, United Church of Christ (across the street) starting at 6:30 pm. Our Reserve Study, a long-term maintenance plan through 2042, will be presented in more detail. Mark this date on your calendars!