



Oak Bridge What's New



October 2014

Annual Owners' Meeting - Attention all owners! Please plan on attending the Annual Owners' Meeting on November 20, 2014 at 6:30 pm (sharp) across the street at the Church of Christ. Two board positions are up for re-election. Think about running for the Board and get your Candidate forms into Harvard by the October 22 deadline. We hope to see you there!

Letter from the Board - The Board would like to thank all owners and residents for the outpouring of positive messages and phone calls we have received after the emailing of the "Letter from the Board." We appreciate all the positive feedback from the silent majority. This is why we continue to do the job we are doing. We hope to see you at the Annual Meeting.

Trick or Treat - We again will be opening our building doors to Trick or Treating. Oak Bridge follows the date and time of Concord City's Halloween Trick or Treat celebration. We are confirming this night is Friday October 31 from 5-7:30 pm. Look for more details as Halloween get closer.

New Board Member - Welcome Leslie Benoit, new Board member fulfilling the position vacated by Ric who moved to sunny Florida. We miss you Ric. Leslie is a 5+ year owner who has property management, business management and interior/exterior design experience. Leslie was also voted next in line with the most owner votes when she ran for the Board in 2011, the last year there was a Board election. Leslie brings excitement, dedication and an artistic eye to this position, possessing the same high standards held by the Board and property manager. She will be formally introduced at the November 20 Annual Meeting.

Building Construction - It is exciting to watch the progress as our buildings turn the corner to completion. As one can see based on the repairs, much rot is present and is being fixed. Because of all the rot, our construction costs expanded to currently 20% over budget, despite the built-in cushion. The good news Prime Touch and Harvard Management are working together to allow the completion of rot repair and painting to proceed as planned. By end of 2014, buildings 1, 3 and 4 construction complete and will be painted, weather permitting. Building 2 will have construction complete, with painting to commence in the spring of 2015, weather permitting. Decks, patios, and cement areas repairs will also be addressed in 2015.

Gutters and Ice Dams - There has been some concern why our gutters are not being reattached to the buildings. Connie's response to this issue: *"Ice dams are caused by having an attic that is warmer than outside. This is caused by two things. One is heat escaping through the 3rd floor to the attic and duct work that is not sealed correctly. The attic warms up the snow on the roof causing it to turn to ice when the sun goes down. The ice gets up underneath the shingles causing ice issues and ultimately melts down into the building."*

I do not know how much ice and water shield was installed on this roof. All of the valleys should have been completely shielded along with any areas that do not get the sun. From what I understand that was not done. The attic temperature should not be any more warmer than 10 degrees from the outside. What I found was the temperature in the attic was warmer than the heated part of the building.

Gutters do absolutely nothing for the building in the winter unless they are heated gutters. They fill up with ice and back up under the shingles causing water leaks into the building. Not all ice dams are bad. If you

have ample ice and water shield in the appropriate areas then they will not affect the interior of the building.

Gutters divert rain. In the winter they cause more problems than they are worth. From what I understand gutters were never part of this property until the roof was replaced. Some of the down spouts and gutters will be re-installed in problem areas after the buildings have been completed.

I do know that the work on the exterior of the buildings is long overdue. There are areas that were so rotted that it went all the way through the building.

Replacement of the roofs was a good thing but that was just the beginning of the process. We discovered recently that building 2 was missing 13 feet of ridge vent that should have been installed with Sentry. If they missed that I'm a bit nervous about other items that may have been missed. I have no idea what was installed under the shingles but I am sure to find out this winter if we have problems."

Decks - What a difference in the appearance of our power-washed deck wood floors. They look brand new! NOW is the time to coat your deck wood with a water repellent clear stain to help the Association protect the decks and cut down on future deck repairs. The Board encourages all owners to help keep our homes and property in the best shape possible. This is a volunteer effect on your part and will not be reimbursed by the Association. See Connie for more details.

Attic Insulation and Ventilaton - These repairs are proceeding according to plan and budget. We thank Mill City for all their hard work, helping us receive \$129,438.10 in government energy saving grant monies through Unitil electric. Mill City has spent many hours making sure all government paperwork is complete and doing an Energy Study on all our buildings. We should see a tremendous improvement in ice dam issues and in savings to our electric and gas bills this winter. We are working with Mill City on how to get all our freebies (light bulbs, low flow faucet and shower inserts, etc.) to our owners.

Issues with Owner Deeds - In researching buildings 2 and 3 garage slips and storage units, the Board has discovered issues with these special assignments and also with a few deeds. We are concerned for our owners. Along with the Association legal counsel, we are in process of identifying issues with deeds. Stay tune for further details. Owners identified with issues in deeds or assignments will be notified. Please take the time to look at your deed to make sure your paperwork is in order.

E-mail Notices - All emailed notices are now being sent to all owners AND tenants as of September. If you have not received any emails from Connie during October, please let her know so she can correct the problem. To avoid errors, please make sure you have an up-to-date e-mail address listed on your unit information forms or send an email to Connie with your name, unit number and correct email address. We are sending out many notices due to construction and changes to Oak Bridge processes so having an e-mail address is very important. E-mail is free!

Building Bulletin Boards - It became evident we need a solution to all the building notices being posted on doors for construction and parking; very cluttered and confusing. We came up with a great idea - building bulletin boards! The Board is purchasing building bulletin boards to be hung at all building entrance and garage doors - 12 total, plus the mail house and the Club House library already in place. When installed, please make sure you check these corkboards regularly for notices. These bulletin boards can also be used by residents to post personal positive information, ads, I'm selling, need help, looking for, etc. Thanks Helen for this great idea!

Replacement of Unit Sliders and Windows - Prime Touch and Connie have identified a building issue the Board is addressing; standardization of replacement of slider doors and bedroom windows. We will be addressing the standardization of replacement doors and windows, including what types of doors and windows will be allowed. Look for this notice in the coming months.

Association Website - A Board member, recently speaking with an owner requesting a form, stated all forms, documents, notices, emails, board minutes, financials, rules, governing documents, etc. can be found on the Oak Bridge website. "We have a website?" was declared by the owner. Please be sure to go to the Association website for anything related to Oak Bridge. This website is kept up to the day accurate. Let your neighbors know we've had a robust website since Jan 2012, maintained by a Board member free of charge. All public domain documents can be found on the website. www.OakBridgeNH.org

New Parking Permit Process - The new parking permit process goes into effect on October 20, 2014. All resident vehicles require a parking sticker permit to be displayed on the rear driver-side window. Please refer to the notice put on all doors or on the website for details. Vehicles not complying with this process will be towed at vehicle owner's expense.

Building 1 + 4 Water Heaters - Can you believe we continue to have water heater issues in buildings 1 and 4? There are still old water heaters being used that need replacing and recently we discovered plumbers installing new water heaters are not doing so to current City of Concord and State of NH code. Owners please protect yourself. Please use only licensed plumbers who are up-to-date with current regulations. Current regulations require water heaters installed in garden-style condos or apartments must have: an internal expansion tank, auto shut-off with flood-master and a pan under the tank. Owners also need to call Connie to schedule the water to be shut off in the building as shutting off the water impacts other units.

Toilet Gasket Issues - Not all 180 units have changed (within past 3-4 years) their gaskets to Neoprene gaskets. If you have not already done so, please schedule this work immediately. Thank you.

Dog DNA and Poop - Dog poop remains an issue (surprise)! We are attempting to get the doggie DNA testing process done before the snow falls as we do not want a repeat of last year during winter months with dog poop on the property. Stay tuned.

Reserving Club House for Parties - Remember to call Harvard Management to reserve the upstairs billiard/TV room for parties of 5-15 people. The reservation form can be found on our website under "Documents - Reserving the Club House".

Property Inspections - The Board would like to address inspections of building hallways, patios/decks and garage spaces. We have sent out many notices and spent countless hours inspecting our buildings for City Fire & Police and Master Police Insurance non-compliance issues. Inspections are necessary to avert future fines from the City, lawsuits and ensure Oak Bridge's Master Policy Insurance will be renewed in July 2015. We have sent out hundreds of letters, some units getting 4 letters for the same issue, going on for 6 months. A maximum of 2 warning letters should suffice. A "Compliant Quick Reference Guide" can be found on the Association website under "Documents."

The Bylaws, Declaration and Rules can be found on the Association website. Except for recent sticker parking process, these documents have been in place for years. It is owners' and tenants' responsibility to abide by the rules governing ANY community, town, city, county, state or country. We ask you take responsibility to educate yourself on our governing documents and follow them. All costs of further inspections will be assessed directly to non-compliant unit owners.

THANK YOU to all owners and residents who understand the need for community rules and who continually comply. The Board applauds your diligence and your patience toward those who do not.

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Oak Bridge website: www.oakbridgenh.org