

Oak Bridge Condominium Association

Concord, NH

Published By the Board of Directors

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From the Board

Board members for 2010 are Bob Boley, President; Susan Mulhearn, Vice President; Ric Riel, Treasurer; Michael Zachodny, Director, and Carol Cushing, Director. The Board would like to thank Anna Zimmerman and Nathan Montgomery for their recent service.

Board Meetings are held at 6:00 PM on the 3rd Thursday of the month in the office of the Recreation Building. Owners who may be interested in volunteering their time to the Landscaping and/or Maintenance Committees can come to a meeting or contact Elaine Devlin at Great North.

Annual Meeting

The annual meeting was held November 19, at the Church of Christ. This year 73 units were represented either in person or by proxy. During the meeting, Bob Boley, Susan Mulhearn and Ric Riel were elected to the Board.

Delinquent Accounts

Board members are very concerned with the amount of delinquent accounts and would like to assure the Community everything possible is being done to collect past due fees which amount to approximately \$42,500. Before any legal action is taken, delinquent owners are sent letters at the 30, 60, and 90-day junctures, per NH Condominium Law. Additionally, a lien process for accounts over 90-days past due will be instituted.

Rule Violations

The Association Rules & Regulations and Swimming Pool Rules have been updated and mailed out to all residents. Please read them carefully. For those residents who do not comply with the Association Rules & Regulations and the Swimming Pool Rules, a formal violation letter will be sent. If a second letter is necessary, a fine may be assessed to the unit owner. Please note that owners who lease their units are responsible for their tenants.

Trash

In the last few weeks leading up to the Holidays, there appears to be excess trash bags thrown on the ground around the dumpsters. If you find that the dumpster you regularly use is full, please find another dumpster on the property, so you can dispose of your trash in a safe and hygienic manner.

Christmas Trees

Christmas trees will not be picked up at Oak Bridge. Trees can be disposed of at the Concord Transfer Station or at the Beaver Meadow Golf Course up until January 30th. Please remember that all decorations and tinsel must be removed from the tree or it will not be accepted.

Snow Removal

Earthtones is the snowplow contractor for 2010 snow removal. The main roads will be

plowed first followed by the parking spaces and walkways, once a storm has ended. At that time, vehicles should be moved to give the plow operator sufficient room to maneuver.

If you encounter a problem with snow removal, contact Elaine Devlin at Great North. Also contact her if snow banks get to a level where they interfere with safe passage out of streets or driveways.

Safety Tips

A few vehicles in the parking garages, along with a storage container have been vandalized and/or broken into, during the past couple of months. It is important for all of us to keep our eyes open and report any suspicious activity first to the Concord Police and then to Elaine Devlin at Great North. We recommend vehicles be locked and valuables placed out of sight.

Swimming Pool Update

You have probably noticed that there has been a recent hub of activity at the pool house. The final touches are being implemented to the pool and jacuzzi, to be followed by an inspection by the State of NH. Notices regarding the re-opening of the pool will be posted as soon as the inspector gives the okay.

Calls to Great North

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