

# SOCIETY HILL AT MERRIMACK NEWSLETTER

AUTUMN

WWW.SOCIETYHILLATMERRIMACK.COM

2016

Published by Resolution Property Management, LLC

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## PROPERTY MANAGEMENT

Resolution Property Management, LLC  
7 Bernards Rd., Merrimack, NH 03054  
Cindy Carroll, Property Manager  
(603) 424-1480 e-mail: shamca@aol.com

## ANNUAL MEETING

The Society Hill Annual Meeting will be held on Tuesday, December 13, 2016 at 6:30 p.m. at the clubhouse located on 7 Bernards Rd., Merrimack, NH. All unit owners will receive official notice not less than twenty-one days prior to the scheduled meeting. Included with the notice will be a Proxy to be used in the event that you cannot attend the meeting in person. Only members in good standing (all account balances paid in full) may participate in the meeting. The 2017 Budget will also be included in the package. We are not indicating an increase to the quarterly fee in 2017. We look forward to seeing all those who can attend the Annual Meeting.

## FUTURE NEWSLETTER PUBLICATIONS

This will be the last newsletter published and mailed to residents. Future newsletters will not be mailed to residents but will be published to the website instead. Publishing and mailing newsletters is costly and resident feedback indicates that many residents do not read the Newsletters. By publishing to the website, we save the expense and offer the resource to those who are interested.

## TRASH

Trash must be placed inside receptacles and is not allowed beside them. We are noticing many prohibited items being left for disposal. When we have to hire out to have prohibited items discarded, it drives up cost for the Association. The following **will not** be taken:

Computers  
Furniture Items  
Exercise Equipment  
Construction Debris (drywall, carpet etc)  
Christmas Trees (a special container is provided)  
Hazardous Chemicals & Paint



Residents must inform contractors performing work in their unit to remove construction debris from the property. The unit owner will be assessed the cost for improperly disposed construction debris. All Merrimack residents are eligible to receive a transfer station permit.

## RECEPTACLE RELOCATION

Trash containers located adjacent to the Scituate parking lot have been relocated to the Bernards Rd. trash receptacle location. The relocation opens up several parking spaces in the Scituate lot. Parking in those spaces previously was limited due to the proximity to the trash enclosures which require weekday access by the trash removal provider. There are a number of receptacles throughout the property for the use of any resident of Society Hill. If a container is full, please do not pile trash next to it, instead, locate another container.

## **DRYER VENT INSPECTIONS**

All owners must submit an annual dryer vent inspection/cleaning form to the management office by April 30th of each year. Inspections must be dated between January 1st and April 30th. Please do not send inspections outside of the inspection period as they will not be accepted. Unit owners must hire a qualified contractor of their choice to conduct the inspection & cleaning of the dryer vent. Forms must be dated, include unit address, contact information, contractor information, and description of work performed. Non-compliant units are subject to fines and deactivation of the amenity access card until the unit is compliant with all safety requirements and is in good standing. Fines will not be waived.

## **CHIMNEY INSPECTIONS**

If you have a working fireplace, you must have an annual chimney inspection and submit it no later than October 1st each year.

## **POOL**

Due to deteriorating surface conditions, the pool interior has recently been acid washed and painted. This will give the pool an improved, clean appearance when opened in the spring.

## **RULES & REGULATIONS**

The revised Rules & Regulations are available for reference & review on the Association web site at [www.societyhillatmerrimack.com](http://www.societyhillatmerrimack.com)

## **CONDO DOCS**

Legal counsel for the Association is organizing the Condo Docs for Society Hill at Merrimack, incorporating previously passed amendments to make the documents more user-friendly. The re-packaged documents will not include changes to the language or definitions, but will eliminate developer information no longer relevant to the Association and will clarify some existing contradictions relating to amended by-laws. We hope to have the updated documents available on the website by year end 2016.

## **INSURANCE POLICY INFORMATION**

The Master Insurance for SHAMCA:

Carrier: Greater New York Insurance  
Agent: Sevigney-Lyons Insurance  
207-646-8388

Sevigney-Lyons can provide you with a certificate of insurance should you require one for a sale, refinance or at the request of your lender. Call the above number, or email a request to [carol@sevigney-lyons.com](mailto:carol@sevigney-lyons.com).

All unit owners should carry a minimum of \$10,000 of homeowners insurance to cover the deductible if a covered loss occurs. Interior damage, even if originating from the exterior, must first be reported to your HO6 insurance.

## **CONCRETE REPAIRS**

Numerous concrete repairs have been completed throughout the property. Each year we spend thousands to resolve damaged stairs & pads of concrete. Although the new concrete was sealed to help prevent damage from ice melt products, residents should check labels on ice melt product (if you use it) to ensure that it won't erode concrete. We have not made a practice of "raising up" slightly settled pads or repairing minor pitting.

## **BULLETIN BOARD POSTINGS**

If you have a posting that you would like to have displayed at the mail house bulletin board, please email it to the management office at [shamca@aol.com](mailto:shamca@aol.com) or drop it off in the payment slot located at the clubhouse. Due to limited space, please keep postings to a half page.

## **MAIL BOX KEYS**

Should you lose your mail box key or find your lock in disrepair, you must contact the Merrimack Post Office at 424-9405 to schedule maintenance. The mail receptacle locks & keys are considered means of access to federal property (US Mail) and therefore cannot be maintained by the management company.

## SOLICITORS & SCAMMERS

If you are approached by solicitors at your unit or notice them canvassing the property, contact the police directly. Police reports must be made by the eye witness, not a third party.

If you receive packages or envelopes at your door with your address, but a different name, report it to the police as there has been a recent scam involving fraudulently obtained credit cards which are sent to addresses in the community. A stranger then follows the UPS tracking information to the address and picks up the envelope or package, hopefully before the resident does. Do not open the door to any stranger who shows up at your door asking if you have their mail or package. Contact the police immediately.

## CLUBHOUSE RENTALS

Unit Owners are welcome to rent the clubhouse facility with an advance booking. The fee to rent the clubhouse is \$75.00. The clubhouse holds up to 40 people. For reservations, call or email the property management office.

Residents renting the clubhouse are asked to park along Bernards Rd. (facing downhill) or in the Visitor's Lot. A fine of \$25.00 per vehicle will be assessed to any owner renting the clubhouse who allows guests to park in a resident lot.

## PET WASTE REMOVAL

Please remove pet waste from the common area on every occurrence. It is unfair and unsanitary to residents and landscape contractors to suffer because of the disrespect of a few pet owners. Pet urine, when it makes contact with lawn fertilizer, burns the grass. Repairs to damaged lawn areas will be assessed to the offending resident. The same applies to damage to the common area carpet in the multiplex buildings. Pets must be leashed at all times. Please report pet waste & leash violations to the management office if you can identify the resident or address of the offender.



## PARKING

Vehicles are not permitted to park on any roadway except for Bernards Rd., facing downhill toward Middlesex Rd. and on Galloway Rd. for the purpose of loading or unloading a vehicle. Vehicles parked on ANY roadway or lawn, are subject to towing at the owners' expense.



\*After midnight, there is no parking on the street at any location and vehicles parked on the street after midnight are routinely towed.

Failure to move your vehicle for snow removal during space clearing efforts, may result in the towing of your vehicle without notice and at your expense.

**Only two spaces per unit are provided. Units parking more than two vehicles are subject to towing without notice.** There are no assigned spaces at Society Hill. This means you are not entitled to "give" your second space to another resident, as it is not your assigned space to "give". Please educate guests as to parking rules and visitor lot location. Always park inside of the lines and do not impede another space.

Vehicles blocking trash receptacles on scheduled pick up days will be towed at their own expense.

## MULTIPLEX UNITS DAMAGED BY OTHER MULTIPLEX UNIT PLUMBING

Multiplex units experiencing water damage from a unit above theirs is almost always caused by the appliance, plumbing or vent work servicing the unit above. The Association does not become involved unless the damage exceeds the master insurance policy deductible of \$10,000. Faulty dryer vents, plumbing, or failed appliances that damage another unit is the responsibility of the owner of the unit that is served by the appliance, vent or plumbing. Insurance coverage can differ from policy to policy, so owners should make sure that their unit is covered for damage regardless of origin.

## **CONDO FEE PAYMENTS**

Condo fees are due each quarter of the year (January, April, July, October). A reminder of quarterly due dates will be posted at the mail kiosk. Fees are due on the 1st and late fees will begin to accrue monthly after the 15th of every month in the amount of \$25.00 each.

In December, following the Annual Meeting, four payment coupons will be mailed to each unit owner for the purpose of making quarterly condo fee payments. If you misplace your coupons, you may print coupons from the web site at [www.societyhillatmerrimack.com](http://www.societyhillatmerrimack.com).

Payments should always be made payable to:  
Society Hill at Merrimack (SHAMCA)  
7 Bernards Rd.  
Merrimack, NH 03054

Payments may be mailed or dropped in the payment slot located at the clubhouse. Do not post date your checks. The bank will not accept a post dated check and we cannot be responsible for managing post dated payments.

## **MULTIPLEX HALLWAY LIGHTS**

This past summer, hallway lights in the multiplex buildings were updated and changed over to more cost effective LED lights. The lights are brighter and promote a safer environment.

## **STORAGE OF PERSONAL ITEMS**

One of the greatest detractions and liabilities that a property can have is the storage of personal items in the common area, including the multiplex hallways. Uniformity is what helps to maintain property values and a neat appearance. Fines will be assessed to offenders.

Placing items in the beds and around the units causes unnecessary effort on the part of our contractors, particularly the landscapers who have to maneuver around your items.  
Contractors will not be liable for damaged items if placed outside in violation of the rules.

Please do not place decorations of any kind in front of your unit or anywhere else in the common area. Do not leave bikes, shovels or other items by the front door if they are not being immediately used. **Trash should never be left in front of your unit.**

Mulch bed lighting is not allowed. Please remove lanterns and garden lights if you have placed them outside. Artificial plantings are not allowed.

Decks and patios are for outdoor furniture and live plants/flowers only. Do not store toys, bikes, or household items on the decks and patios.

Bird feeders and bird houses attract insects and pests and are not permitted. Also, never leave pet food or food for wildlife outside.

## **MERRIMACK WATER SUPPLY**

For updates concerning water use restriction or the contaminant discovered in the Merrimack water supply, log onto [www.mvdwater.org](http://www.mvdwater.org)

## **FHA APPROVAL**

Society Hill is proud to have earned FHA Approval through 8/20/2017.

## **DRIVING ON LANDSCAPED AREAS**

Driving over lawns by any resident or unauthorized person is strictly prohibited. Residents may not drive over the lawns to access the rear entrance to their unit or for any other purpose. Utility and irrigation lines risk damage, in addition to the grass, by a vehicle. Only contractors servicing the property have limited permission to drive over lawns. If it is discovered that a resident is driving over the lawn, fines will be applied immediately and without notice.