

SOCIETY HILL AT MERRIMACK NEWSLETTER

SPRING

www.societyhillatmerrimack.com

2017

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ANNUAL MEETING

Thank you to those who participated in the Annual Meeting on February 21st in person and by Proxy. 153 Unit owners represented a quorum. Re-elected to two year terms to the Board of Directors are Sarah Hoye, Elissa Montemerlo, and David Varano. We appreciated the feedback and ideas from the community and will continue to work to keep Society Hill at Merrimack a desirable, safe and affordable community for our residents.

DRYER VENT CLEANING

The dryer vent inspection & cleaning report deadline has been extended to May 15th. By that date, the management office must have a copy of the dryer vent inspection & cleaning report for each unit. You may email your forms, however please send as a pdf file only. Non-compliance with the dryer vent policy will result in fines & restricted access to amenities. If you have not yet scheduled your service, consider coordinating with neighbors. Dryer vent forms are due every year regardless of the vent cleaning company's recommendations. If replacing your dryer vent, a paid invoice including a description of the scope of work, is acceptable in lieu of an inspection & cleaning.

PET WASTE REMOVAL

Remove pet waste from the common area immediately and upon every occurrence. It is unfair and unsanitary to residents and landscape contractors to suffer because of the disrespect of a few pet owners. Repairs to damaged lawn areas will be assessed to the offender. Pets may never be tethered in the common or limited common area. Pet owners must observe the Merrimack leash law, as well as the Association rule which requires that all pets are leashed. Report pet waste/leash violations to management **if you can identify the resident or address of the offender.**

PARKING

One of the most frequent complaints that we receive pertains to 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. Any vehicle parked on ANY roadway or on lawns is subject to towing at the owner's expense.

Only two spaces per unit are provided. Please educate guests as to parking rules and visitor lot location. Motorcycles must share a space with a car, parked horizontally at the front of the space.

Residents who do not reside in the Scituate Place buildings are asked to refrain from parking in the Scituate parking lot. Being centrally located, the Scituate lot is the most abused.

Residents renting the clubhouse or visiting the pool are asked to park along Bernards Rd. (facing downhill) or in the Visitor's Lot. Residents of the 5 Bernards Rd. building should not be inconvenienced during clubhouse functions and pool hours. A fine of \$25.00 per vehicle will be assessed to any owner renting the clubhouse who allows guests of that function to park in a resident lot.

Also, with summer comes an increase in foot traffic, drivers are asked to reduce speeds. Sports activities should be conducted on the landscaped areas away from units and not around parking areas. Children should be reminded to avoid hitting buildings with balls, Frisbees & pucks. Chalk should be hosed off at the end of the play day.

GRILLS

Per our insurance carrier and state fire code, residents may not use grills on second and third level patios and decks. Grills may not be used beneath any overhang and may only be operated 10' away from any structure.

TRASH

Trash must be placed inside receptacles, **not beside them**. Please toss your trash to the far back of the container. If a container is full, find another! Disposal of prohibited items increases expense for the Association. The following items are **prohibited**:

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

Consider using Merrimack's Transfer Station for disposal of these items. **We count on everyone to keep costs down & maintain property appearance.**

MAINTENANCE REQUESTS

Once the spring weather has arrived, we will be compiling lists and quoting maintenance projects to the appropriate contractors.

Give the crews an opportunity to survey the property for landscape & building damage, and concrete & asphalt repairs. Many concerns are eliminated once the crews have had an opportunity to complete inspections & prepare work lists, so allow the spring for that process. Please report all maintenance requests or observations via email to shamca@aol.com. This allows us to better document and dispatch your request to the appropriate contractor. Always include your address, name & phone number where you may be reached if more information is needed.

NO BURNING POLICY

The Society Hill at Merrimack Condominium Association maintains a no-burn policy. Residents may not have outdoor fires of any kind on the common area of the development. Liability concerns prevent us from allowing campfires, bonfires, fire pits, tiki torches or the burning of any substances. The Merrimack Fire Department has been placed on notice that permits are not to be granted to individual unit owners for any burning purposes. The Board of Directors and Merrimack Fire Department have an understanding as to the proper procedures regarding such matters. The Fire Department will not issue a permit to any unit owner.

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. Uniformity is what helps to maintain property values and a neat appearance. Please review the guidelines below, as fines will be assessed to offending residents without further warning.

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.

Seating may only be placed on the common area while in use. Do not leave benches or chairs in the beds or on common area.

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. 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.

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. No artificial plants or flowers are allowed.

Please remember that wind chimes and other hanging decorations are not allowed. The sound that you may find soothing, may be an annoyance to your neighbors.

Bird feeders and bird houses are not permitted as they attract insects and pests and litter the buildings with bird waste.

CLUBHOUSE RENTALS

Unit Owners are welcome to rent the clubhouse facility with an advance booking. The fee to rent the clubhouse is \$75.00 for new bookings. The clubhouse holds up to 40 people. Guests may only park in the visitors' lot or facing downhill on Bernards Rd. until midnight. Email Cindy at shamca@aol.com to reserve a date.

LANDSCAPING

Lambert Bros. Inc., our landscape maintenance provider, will conduct spring clean-up as soon as the snow has melted.

When parking your vehicle, do not pull the front end of the car over the curb as it impacts the grass, irrigation heads and mowing efforts. Flowers and plantings should be placed at least 8" from the edge of the bed or shrubbery. If a planting is not flowering, please mark it with a plant stick to identify it. Excessive plantings must be maintained by the unit owner and will not be the responsibility of the landscape crew. Damaged plants or flowers are not the responsibility of the lawn care provider or the Association. **Planting is at your own risk.**

FRONT DOOR REPLACEMENTS

Unit owners may replace their unit entrance door with any style of door that appears on the townhouse units throughout the property. Door replacements are at the expense of the unit owner. The color scheme cannot be changed. The door may be painted following installation by contacting the office to schedule the painter, or have the matching paint delivered if you prefer to paint it yourself.

MAIL BOX KEYS

Should you lose your mail box key or find your lock in disrepair, you must contact the Post Office at 424-9405 to schedule maintenance. U. S. Mail is considered federal property; therefore, locks cannot be changed or repaired by anyone other than the post office.

LOCK OUTS

If you find themselves locked out of your unit, you must contact a locksmith. The Association and management office do not retain copies of keys to individual units. Consider programming the name and number for a locksmith into your cell phone in the event that you are ever locked out of your unit. Dependable Lock (886-0559) is one locksmith familiar with Society Hill.

SOLICITORS

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

POOL OPENING

The pool opens for the season on May 26, 2017 and will remain open through Labor Day, September 3, 2017.

Pool hours are from 9:00 am to 9:00 p.m. daily. For safety purposes, the Board may close the pool earlier in late summer when daylight hours are fewer.

Access to the pool will be denied for any owner who is in arrears in the payment of fines or their condo fees. Any resident allowing entry to the pool to a resident who has been denied access will also be denied pool access.

Chairs are available for pool attendees on a first come-first serve basis. Please do not "save" chairs. Residents who bring their own chair should take it home with them at the end of the day. Any personal items left at the pool may be disposed of without notice. The Association is not responsible for personal items left in the common & limited common areas. Please close umbrellas over your table when leaving the pool area to prevent damage from wind gusts.

CONDO FEE PAYMENTS

Condo fees in the amount of \$765 are due each quarter on the 1st of the month (January, April, July, October). Late fees in the amount of \$25.00 will begin to accrue monthly on the 15th of every month. Vouchers were mailed to every unit owner prior to the first of 2017. If you require replacement vouchers, they may be printed from the web site at www.societyhillatmerrimack.com. The Association cannot be responsible for undelivered mail by the Post Office. Late fees will not be waived for this reason. Unit owners wishing to pay monthly may do so **in advance of the quarter coming due.**

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. All checks received will be deposited. We cannot be responsible for managing unit owners post dated payments. Thank you for your cooperation.

INSURANCE POLICY INFORMATION

The master insurance provider for Society Hill is:

Carrier: Greater New York Insurance
Agent: Sevigney-Lyons Insurance
207-646-8388
Deductible: \$10,000

Sevigney-Lyons can provide you with a certificate of insurance should you require one for a sale or refinance or at the request of your mortgage company.

All unit owners should carry a minimum of \$10,000 of homeowner's insurance to cover the deductible if a covered loss occurs. The deductible for all ice dam claims is also \$10,000.

If you rent your unit, make sure that you have coverage sufficient to cover loss of rents or alternative housing for renters if they are relocated due to a loss that renders the unit uninhabitable. Or, make sure that your lease agreement defines insurance responsibility or holds you harmless in such instance.

If you are a renter, you are urged to have renters' insurance for your personal belongings and furnishings & for alternative housing costs should you be displaced.

If you experience a loss, please report it immediately to the Property Manager for processing. Owners should never report losses to the insurance company directly.

NOISE DISTURBANCES

With the warm weather approaching, more than ever we receive complaints about noisy neighbors, pets & children. If you are experiencing this type of disturbance, the most effective solution is to discuss the problem with the offending neighbor. In such a close community, noise is to be expected. The Board & Management will not intervene in noise complaints.

SMOKE DETECTORS

If you have never replaced your smoke detectors, you should consider doing so. The detectors in the units are 30 years old and overdue for replacement. If you require assistance, contact an electrician.

SCREEN REPAIRS

Unit owners are required to keep window and slider screens in good repair. If screens require repair, Marvel Plate Glass 889-0212 is one company that offers the service.

WEB SITE ACCESS

Society Hill unit owners are encouraged to visit www.societyhillatmerrimack.com for information including basic contact information, the condo documents and by-laws, rules and regulations and a downloadable version of the certificate of insurance for the Association.

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 or drop it off in the payment slot located at the clubhouse. Due to limited space, please keep postings to a half page.

BOARD OF DIRECTORS

Regina Sullivan	President
Jacob Weisberg	Treasurer
David Varano	Secretary
Sara Hoyer	Director
Elissa Montemerlo	Director

PROPERTY MANAGEMENT

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

EXTERIOR LIGHT FIXTURES

Exterior light fixtures at the town house entrances are the responsibility of the unit owner. If your light fixture is in disrepair, please make arrangements to replace it with a same-style, same-finish model.

TENNIS COURTS

Tennis courts are for tennis play only! No pets, toys, skating, skateboards etc. Soft-soled shoes must be worn in the tennis courts.

EMAIL ADDRESSES

Please send your email address to shamca@aol.com. Include your name and unit address. Help us stay connected and reduce the cost for mailings & bulletins.