



Penacook Landing

ON THE SOUHEGAN

NEWSLETTER

Merrimack, New Hampshire

Summer 2009

PRESIDENT ADDRESS:

I hope everyone enjoyed their summer. As we move into the Autumn Season, your Board has been working on and has completed our budget for 2010. We trust that we have eliminated the need for any special assessment in the future as we now have some operating capital and have replaced the reserve funds used to maintain our operation account. We have made some savings in areas such as snowplowing, management; however we are anticipating increases in others. There will be a minor increase in our condo fee and for 2010 it will be \$245.00 per month. This represents approximately a 4 percent increase.

The board has 3 seats up for election at the upcoming Annual Meeting on November 7th and I would appreciate it if everyone would consider serving on the board. Your ideas and talents would be beneficial to the community.

It has been a challenging year for us. As a Board, we have tried to work in the best interests of all unit owners. I feel the community looks very nice, as Knott's Lawn Care has maintained the property. We have tried to accomplish necessary maintenance on the property and would greatly appreciate each of you to review any projects needing to be completed before winter sets in. Please contact us if you have any questions or concerns as we move forward and as always we appreciate your support.

ANNUAL MEETING

WIN A GIFT CARD!

The annual meeting will be held on Saturday November 7th at the Merrimack Library from 10:00am – 12:00pm. This is your association and your participation is necessary. The topics of discussion at the upcoming meeting are as follows; 2010 budget, election of new board

Addresses and Phone Numbers

The address to send your condo fee is:
Penacook Landing Condominium Assoc.
c/o Bishop Property Management, Inc.
P.O. Box 3562
Nashua, New Hampshire 03061-3562

Ed Starr's phone number is: 603-880-6555;
Cell number for Ed is 566-1083.Fax: 880 6510

Board Members are:

President:	Pat Wilber	204 8508
Secretary:	Amy Coronis	651 3112
Treasurer:	Gerald Rocha	424 1227
Directors:	Paul Retej and Betty Barry	

Should you have a complaint or anything that needs to be addressed by the Board it should be put in writing to Bishop Property Management. You can e-mail any questions to edwardstar@aol.com Please be sure to put your unit number in the Subject Line on your e-mails.

Web Site

Our Property Management Company also has a web site address: <http://www.bishoppropertymanagement.com/> go to client: then click on Penacook Landing All of our resolutions as well as other information relating to our community will be posted there periodically. .

members, policy resolutions, maintenance agendas for the next fiscal year and of course an opportunity for any additional discussions./topics.

If you are not able to attend the meeting please submit your proxy to the Board to help establish a quorum or assign it to an association member of your choice.

A \$25 gas gift card has been donated and will be raffled off. To be eligible, just fill out a proxy or attend the meeting.

BOARD POSITIONS

The Association has 3 positions of which terms have expired, so if you are interested in running for the Board of Directors please fill out a **"Petition of Candidacy"**. Petitions and petition instructions will be distributed in the mail with the annual meeting notice. The term of office will be for 2 years.

PET OWNERS

As always please make sure your pet is registered with the Association and adheres to the pet policy resolution noted on the website. If you do not have access to the website please ask the management for a copy of the Pet Policy.

Our association has breed and weight canine restrictions. This requires that all dogs be pre approved in writing before they can be brought on to the property. This is in keeping with guidelines from our insurance carrier. All pets are required to be registered annually with the Association to assure compliance with the town ordinances and health requirements. Pet violations are the number one problem in associations. As pet owners you are responsible for cleaning up after your pet.

BUILDING MAINTENANCE

Winter is approaching, which means snow and ice on our buildings. Ice Damming has been a problem for the last couple of years. Many of you are wondering if the association is going to be pro active in dealing with it. As discussed over and over ice damming is a weather condition and cannot be predicted. The structure of our building is such that the insulation and ventilation can add to the problem. The Association has no control over any of these factors and finds it difficult to be pro active and must maintain its position of reacting.

The roof shingles are not of a high grade and every time we rake off the ice we shorten the life of the shingle even more.

The position of the Association will be to react to the condition at hand as they occur to minimize the damage to the property. We obviously can't contract to have the snow removed every time it snows, but we will evaluate any accumulative snow conditions to avoid ice damming and make a judgment to have the roofs cleared as needed.

We trust that we will have an average winter and not be burdened with this scenario.

Reminder....Knott's Lawn Care is our snow removal company. With winter upon us and we want to remind everyone that cars need to be moved for Knott's to plow properly and efficiently. If you see the trucks on the premise please move your car.