

## ***Fox Hollow Condominium***

## ***May Newsletter 2019***



### **2019 Annual Meeting**

The 2019 Annual Meeting was held on April 22, 2019. Two directors, David Lafond and Linda O'Donnell, were re-elected to the Board of Directors. David Lafond will once again serve as the Board President. Joining David and Linda on the Board of Directors are current Board Members Kathryn May, Steve Smith and Susan Wilson.

Congratulation to the new Board of Directors!



### **Community Updates**

The following are some quick updates on the most recent developments within the community. Please feel free to contact Great North Property Management should you have any questions:

### **Landscaping**

Lynch Landscaping has started their spring clean-up of the property and should have things in good shape shortly. The Board does plan to do some more tree removal and some plantings of new trees. More information on these projects to follow.

### **Building Improvement Project**

The building painting project continues with work in the 100 and 200 clusters. Work should start in June with notification being distributed beforehand.

There will also be some deck sealing done this year with work being completed in the 100, 500, 600, 700, 800 and 900 clusters. McCormack Painting will be starting their work in May.

### **Sealcoating**

NH Blacktop Sealers will be back again this summer working on our paving needs. This year's work includes the crack fill and sealing of the paving in the 600, 700 and 800 clusters. As it stands now work be completed on June 5<sup>th</sup> and 6<sup>th</sup>. Detailed notices will be distributed before any work starts.

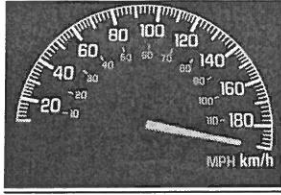
### **Management**

Great North Property Management can be reached at the following address and phone number:

**Fox Hollow Condominium**  
**C/O Great North Property Management**  
**636 DW Highway**  
**Merrimack, NH 03054**  
[michael.martinez@greatnorth.net](mailto:michael.martinez@greatnorth.net)  
**603-766-8948**

If you are calling Monday through Friday, 8:30 AM –5:00 PM, please use the number listed above.

After 5:00 PM Monday – Friday, and on weekends, only emergencies will be handled. Please call **891-1800** - when calling, leave your message, being specific about the emergency. Give your name, address and phone number. "After hours" return calls are made only in the case of an emergency.



### Speeding

Residents are reminded that with the nice spring weather finally arriving, we all need to maintain a reasonable speed while driving in the community. The posted speed limit is 10 MPH so please do your part to make the community a safe place. Also, for those residents that live in the 300, 400 and 500 clusters please obey the posted **“Stop Sign”** as you enter this area. There are several children that live in this area and with the nicer weather and school ending soon they'll all be out and about playing.

Please note the Association has a Zero Tolerance policy on speeding. Anyone who is reported twice by two different people for speeding will be levied a \$50 fine. In the interest of privacy, anonymous reports of vehicle description and unit number are accepted.

### Web –Site

Up to date information on the happenings at Fox Hollow as well as information for potential buyers and residents can be found at:

[www.foxhollowcondominiums.communitysite.com](http://www.foxhollowcondominiums.communitysite.com)  
PLEASE NOTE NEW SITE LOCATION

You are encouraged to check it out. Any suggestions for improvement are welcomed.

The Board of Directors and Great North Property Management would like to take this opportunity to thank Jacqui Bateson for all her hard work on maintaining the web site. For many years Jacqui volunteered to manage the site for the community and will be stepping down. Susan Mazzola has agreed to take over the management of the site and is already doing a great job.

Thank you, Jacqui and Susan!

### Yard Sale

The Board is looking for a volunteer to help coordinate a yard sale this summer. If you're interested in working with Michael Martinez from Great North Property on setting up the yard sale, please contact him at:

[michael.martinez@greatnorth.net](mailto:michael.martinez@greatnorth.net).

### Insurance

The Association's master insurance policy has been renewed with the Eaton & Berube Insurance agency. Attached to this newsletter is some important information all owners should review with their insurance agent. If you or your agent has any questions on the coverage please reach out to Kimberly at Eaton & Berube.

### Pool

The pool season is right around the corner! Attached in this newsletter are the pool rules. Please take a few minutes to review them. The pool opens for the season on May 24<sup>th</sup>. Please stop by to enjoy the pool.

### Recycling & Solid Waste Service Guide

Attached is a service guide summary provided by Pinard Waste who is the vendor that picks up the trash at Fox Hollow. Please take a few minutes to review the document.

### 2018

The Board of Directors would like to take this time to thank all the residents in the community for their assistance with the projects completed last year. It was a very productive year. The Board was able to complete road sealing, painting work, tree removal as well as the planting of several new trees and shrubs. Your assistance in moving when asked to (especially for snow removal) as well as your patience throughout each project is sincerely appreciated. Thank you!

## FOX HOLLOW CONDOMINIUM ASSOCIATION

### POOL USAGE AND RULES

**No lifeguard is on duty; residents and guests swim at their own risk.**

- A. All guests must be accompanied by a resident 18 years of age or older.  
Limit of two guests per unit (including children).
- B. Pool gate must be locked at all times.
- C. Glass products are forbidden inside the pool fence enclosure.
- D. Animals are not allowed inside the pool fence enclosure or in the pool.
- E. Children under 13 years of age must be accompanied by a resident 18 years of age or older.
- F. Babies must be dressed in rubber pants.
- G. Swim tubes, floats, rings, etc. are allowed in the pool unless they interfere with others' use of the pool.
- H. No bicycles, skateboards or tricycles are allowed in the pool enclosure.
- I. No running, roughhousing, cannon balls, diving or excessive noise is permitted.
- J. Residents are responsible for their guests at all times.
- K. All trash must be disposed of properly.
- L. Smokers must use receptacles provided.
- M. Radios are not permitted. Personal headsets are allowed.
- N. Pool hours are 9:00 AM to 8:00 PM.  
**Adult swim hours (18 and older) - 8:00 AM to 10:00 AM & 7:00 PM to Dusk**
- O. Swimming is permitted in bathing suits only; cutoff jeans or shorts are not allowed in the pool.
- P. **Vandals will be PROSECUTED to the full extent of the law.**

# FOX HOLLOW CONDOMINIUM ASSOCIATION

c/o Great North Property Management, Inc.

**PROPERTY CARRIER:** Travelers Insurance

**PROPERTY POLICY #:** binder#329042

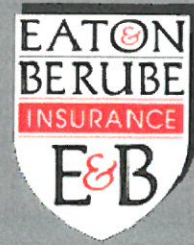
**EFFECTIVE DATES:** 04/01/19 -04/01/2020

**BUILDING INFORMATION:** 33 Buildings, 240 Units

**BUILDING LIMIT:** 37,254,404

**BUILDING DEDUCTIBLE(S):** \$5,000

**LIABILITY LIMITS:** \$1,000,000



**Eaton & Berube Insurance Agency**

11 Concord Street, Nashua, NH 03064

[www.EatonBerube.com](http://www.EatonBerube.com)

800-660-5362

## Unit Owners Minimum Insurance Recommendations

A HO-6 (owner occupied condominium homeowners) should be secured with a minimum of the following:

- Coverage A Dwelling should have a limit to include the master policy deductible(s) and any improvements and betterments not previously submitted and approved by the board of directors. **HO1732** endorsement (Special Coverage A) should also be included and you may need **HO1734** (accepting master deductible claims).
- **HO0435** Loss Assessment Coverage endorsement
- Contact your agent if you are renting your unit, to modify your current policy or provide coverage on an appropriate form. **HO-1733** endorsement will delete the rental liability exclusion.
- Liability limits of \$500,000

In the event of a covered loss to a unit, **the unit owner shall be responsible for the Association's policy deductible(s)**. It is therefore **imperative** that your insurance agent secure the proper coverage/deductibles. You should further discuss your individual needs with your agent, including contents limits, **HO1731** (Special Coverage C) endorsement for contents, deductibles, etc.

Our agency also fully services personal lines exposures. Feel free to call us directly with questions or for alternate quotes.

Material provided within is a representation and subject to change

### **INSURANCE CERTIFICATE CONTACT:**

Kimberly H. Gutekunst, CIC

Eaton & Berube Insurance

Email requests to: [certificate@eatonberube.com](mailto:certificate@eatonberube.com)

Please provide full name and address of mortgagee and mortgagor(s).



# Town of Hudson, NH

## 2019 Residential Recycling and Solid Waste Services Guide

This Service Guide contains important dates and collection information, please read and keep this information.

### TOWN OF HUDSON LANDFILL OPEN DATES

- Each residence serviced by curbside collection will be entitled to **THREE LANDFILL PASSES** per calendar year.
- Passes are valid for that calendar year for which they are issued, and will expire on December 31 of every year.
- Passes may be obtained at the Highway Department during normal business hours or at the landfill on the open dates.
- Residents will be required to show a valid picture ID to be issued passes for their address. The address will be prominently displayed on the pass and is valid for that address only. A valid picture ID will also be required at the landfill to match to the pass.
- A pass will be required to dispose of any acceptable items per visit. Not per day.
- No additional passes are allowed nor can they be purchased for a fee. The Highway Department will prepare and maintain a resources list for available alternatives for disposal.
- The town is not responsible for lost or stolen passes and will not issue replacements.

#### 2019 Landfill Open Dates 8:00 am - Noon (Take West Rd to Old Landfill Rd)

January 26, 2019	July 27, 2019
February 23, 2019	August 31, 2019
March 30, 2019	September 28, 2019
April 27, 2019	October 26, 2019
May 25, 2019	November 30, 2019
June 29, 2019	December 28, 2019

**Acceptable Items:** Demolition and Building Materials, Clean Sheetrock, Clean Asphalt Shingles, Clean Wood, Brush, Leaves, Furniture, Rugs, Cardboard, Appliances and Scrap Metal. (Branches should be no greater than 5 inches in diameter.)  
**\*\*\* NO FREON APPLIANCES, TV'S/CRT'S OR HOUSEHOLD TRASH \*\*\***



In addition to the Landfill Open dates, residents have access to curbside collection and dumpster service from Pinard Waste System for the items listed above. Please call for rates or to schedule collection. (603) 623-7933.

**\*\*\* For complete information regarding Landfill Open dates, contact the Hudson Highway Department: (603) 886-6018 \*\*\***

### RESIDENTIAL PICK-UP OF BULKY AND WHITE GOODS



Hudson residents may call Pinard Waste Systems at 1-800-675-7933 to schedule a curbside pick-up of any of the items listed below. **This service will be provided once per month.**

User fees for this service are as follows:  
**\$30.00 (per item):** All freon appliances, TV's & CRT monitors, metal appliances, and non-metal goods (plastic appliances, couches, mattresses, rugs, etc.)

Payment: Credit card or check payable to: Pinard Waste Systems

Many appliances may also be brought to your local Best Buy for recycling. For details, visit [www.BestBuy.com](http://www.BestBuy.com) and click on "Recycling" under "Support & Services" at the bottom of the page.

### HOLIDAY SCHEDULE

Collections for the week of a holiday will be postponed by one day if your trash day falls on or after the following holidays:

- New Year's Day: Tuesday, January 1, 2019
- Memorial Day: Monday, May 27, 2019
  - 4th of July: Thursday, July 4, 2019
- Labor Day: Monday, September 2, 2019
- Thanksgiving Day: Thursday, November 28, 2019
- Christmas Day: Wednesday, December 25, 2019

### YARD WASTE COLLECTION

**Hudson Landfill:** April-November: Saturdays 8:00 am-Noon for leaf and yard waste only. Landfill passes not required.

**Curbside Collection:** Saturday, November 30, 2019 beginning at 7:00 am

#### Curbside Yard Waste Guidelines

Barrels and Biodegradable Leaf Bags Only. No container over 75 pounds in weight. Brush should be bundled with twine and no larger than 2 feet in diameter and 3 feet long.

### 2019 HAZARDOUS WASTE DISPOSAL

The Town of Hudson coordinates with the Nashua Regional Planning Commission to provide Household Hazardous Waste Collection Days for our residents. **Full details, including dates and locations are available online at [www.nashuarpc.org/hhw](http://www.nashuarpc.org/hhw) or call (603) 424-2240.**



**\$10 User Fee per Vehicle:** Covers 10 gallons or 20 pounds. Cash or check payable to NRSWMD

**Accepted Items Include:** Pesticide, Insecticide, Herbicide, Rodent Killer, Drain Cleaner, Varnish, Coal Tar Driveway Sealer, Muriatic Acid, Antifreeze, Mixed Gasoline, Paint Thinner, Oil & Lead Based Paint, Paint Stripper, Oven Cleaner, Photo Chemicals, Ni-CAD & Lithium batteries, Pool Chemicals. **\*\*\* NO LATEX PAINT \*\*\***

# Important Information

## DETAILS ABOUT YOUR CURBSIDE COLLECTION



### Trash Collection: FREE CART Provided by the Town

Your black cart with the black lid may be placed curbside weekly for trash collection. Remember that all trash **MUST BE BAGGED** before being placed in the cart. If your household generates additional trash that cannot be handled with one cart, you may subscribe to overflow trash service from Pinard Waste Systems (see below). Items left outside of the cart **WILL NOT BE COLLECTED**.



### Overflow Trash Collection: SUBSCRIPTION SERVICE through Pinard Waste Systems

Recyclable material makes up, on average, 60% of household waste. By recycling everything our program allows, the black cart provided by the Town should be sufficient for most residents' trash needs. For those with greater trash needs Pinard Waste Systems is providing overflow service for an annual fee of \$150. **The subscription period will run from July 1st - June 30th, and pro-rated for those subscribing after the start date.** Subscription customers will receive a second cart, with a yellow lid, which can be placed curbside along with the cart provided by the Town. At the end of the subscription period, if you choose **NOT** to renew, Pinard will remove the cart. **To sign up for subscription service, visit [www.pinardwaste.com/hudson/](http://www.pinardwaste.com/hudson/) or call (800) 675-7933.**



### BLUE CARTS: Single Stream Recycling

Single Stream Recycling is a program that allows you to place all of your recyclables in one bin - **NO MORE SORTING!** Recycling is collected every other week according to the street listing and calendar on the following pages. All recyclables must be placed **IN** the collection cart; items left outside the cart **WILL NOT BE COLLECTED**. If you're experiencing a persistent, on-going problem whereby your need exceeds the capacity of the cart provided, you may purchase an additional cart for a one-time fee of \$75 (for 65 gal) or \$100 (for 95 gal) by calling Pinard Waste Systems at (800) 675-7933. Additionally, to conserve space in your cart, cardboard and paper recyclables can be brought to the town's landfill (no pass required) on the Landfill Open Dates and Landfill Yard Waste Dates listed on page 1.

### Guidelines for Automated Collection

**Please read this resident user guide completely. It contains important program information.**

- All trash should be bagged and placed in the black cart with the black lid, and the lid closed.
- Trash left beside the cart or in other containers will not be collected.
- Collection carts must be set in an accessible location: At least 5 feet from any obstruction such as trees, telephone poles, parked cars, mailboxes, other carts, etc. Approximately 2 feet from the curb and away from low hanging utility lines.
- Carts that are inaccessible will not be serviced until the following week.
- The cart must be placed so that the handle faces the house.
- All carts must be at the curb **by 6:30 AM** on your collection day.
- No hazardous or building materials, yard waste, brush, liquids, or recyclables should be placed in trash carts.
- Blue recycling carts should be placed following the same guidelines as trash carts.

### Cart Information & Barcoding

Hudson Residents will receive one free cart for trash and one for recycling as part of the automated collection program. These carts are the property of Pinard Waste Systems and should not be defaced or modified in any way. You are encouraged to remove all the recyclable items out of your regular trash, before opting for the overflow subscription program. Recycling will reduce the volume in your trash significantly. The recyclables you remove save the Town of Hudson a substantial amount of money; money which comes out of your taxes!

**Note:** All carts are bar-coded to the residential address to which the cart is placed. If you choose to subscribe to overflow trash service, you will receive an additional cart which has a yellow lid. This cart is also bar coded to the residence to which it is delivered. Carts may not be loaned or sold to another resident. No residential address may have additional free cart colors. If this happens, the cart will be scanned and returned to the correct address.

### Missing or Damaged Carts

If for some reason the cart is destroyed, a new cart will be provided free of charge upon the return of the damaged cart. Missing carts will be replaced upon notification to Pinard Waste Systems. Damaged carts will be repaired at no cost to the resident. Call Pinard Waste Systems at 1-800-675-7933. Please detail the nature of the needed repair. (Lid, wheel, etc.)

**Place collection cart 2 feet from curb, and at least 5 feet from any obstruction (ie. parked car, other carts, or a tree).**

**On one way streets, carts should be placed on the right-hand side of the street.**

