

# Knightsbridge Arms Newsletter

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## Pool Rules & Regulations

**The pool is for the exclusive use of the owners.**

**Please be considerate of the number of guests you bring into the pool. 1 guest is allowed per person if pool is crowded.**

- All Children 15 years old and under must be accompanied by an adult
- **SWIM AT YOUR OWN RISK – NO LIFE GUARD ON DUTY.**
- DO NOT run in and around pool facility. **Absolutely NO DIVING!** - In Case of Emergency – Dial 911
- Portable radios are allowed if the volume is not disturbing anyone else
- No ALCOHOL, food, glass or breakable items in pool area
- **Please do not slam doors in changing room**

**Children who are not toilet-trained** will be allowed in pool ONLY if a swimsuit diaper is worn. **DISPOSABLE DIAPERS ARE NOT ACCEPTABLE**

## *Have a Safe and Happy Memorial Day Weekend!*



**If you are in need of a pool key stop by our office Monday – Friday  
8:30am – 4:30pm.  
Pool Key Fee is \$15.00 – Cash or  
Checks Payable to KBA Condo Assoc.**

**Please take care in using the new pool side furniture!**

We appreciate your cooperation in following the Pool Rules & Regulations.

**Management reserves the right to deny the use of the pool to anyone at anytime if rules are not follo**



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## *Mark Your Calendar...*

### **Knightsbridge Arms Annual Meeting...**

**To be held Tuesday, June 21, @ 7pm at the Crown Plaza Hotel in Nashua**

You will be receiving official notification of the meeting in the mail. If you do not plan to attend the meeting, please complete and return the proxy/ballot in the enclosed, self-addressed envelope. The proxy/ballot may be given to the board of directors or any person you choose to designate.

Two positions will be up for election. **Please consider running! The board of directors represents owners.** As an entity, the board members are responsible for making all major decisions regarding the maintenance of the buildings and grounds, condo's finances and must uphold and enforce the Condo Act, the declaration, by-laws, and rules.

Please note that in order to vote, your condominium fee account, including late fees, must be paid in full three days prior to the annual meeting. Also, only unit owners or their proxies are allowed to attend the meeting. If you have any questions please call our office.

Sincerely,  
*Peter Dalloff, Property Manager*  
Sequel Property Management



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Nashua, NH 03063

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Fax: 603-883-2205

Email:

[JHammond@SequelNH.com](mailto:JHammond@SequelNH.com)

**Sequel Staff:**

**Peter Dolloff,**  
President

**Steve Vallier,**  
Vice President

**Robin Donovan,**  
CFO & Office Manager

**Jan Hammond,**  
Director Sales & Marketing  
Rental Leasing

**Pamela Hoff,**  
Client Services, Maintenance  
Requests / Rent & Condo Fee  
Collections

**Building Maintenance:**

John Kiely  
Clarence Frost  
Mike DePalma  
Mike Liveston

**Landscape Services:**

Nick Stiles  
Smith Cotito  
Josh Vallier

**Office Hours:**

Mon – Fri / 8am-5pm  
**24-hour Emergency  
Maintenance Service  
603-889-5160**

**We're on the Web!**

[SequelDevelopmentNH.com](http://SequelDevelopmentNH.com)

**Holiday Office Hours:**  
Sequel Property Management's Office will be closing at Noon on Friday, May 27 and will be closed Monday, May 30<sup>th</sup>. Office will re-open Tuesday at 8am.  
**24 Hour Emergency Service – 603-889-5160**



**Town ordinance...**  
**NO GAS GRILLS OR OPEN FLAME**  
**near multi-family buildings or garages. Only electric grills are allowed on decks and near buildings.**

**REPORTING COMPLAINTS OR BAD BEHAVIOR...**  
**MUST BE DONE IN WRITING OR VIA EMAIL BEFORE ANY ACTION CAN BE TAKEN FROM OUR OFFICE.**  
**SEND EMAILS IN CARE OF:**  
**[PHOFF@SEQUELNH.COM](mailto:PHOFF@SEQUELNH.COM)**

**Don't be a litter bug!**



**Please do not empty your car's rubbish into the parking lot – use the dumpster to discard trash.**  
**We appreciate everyone's help in keeping the common areas inside and outside neat and clean.**



**Please be considerate of your neighbors above you if you smoke on your balcony... Use Butt Cans – DO NOT FLICK BUTTS ONTO GRASS – FINES WILL BE ENFORCED.**

**Head-in Parking Only.... Your cooperation is a must!**  
Please be considerate... the exhaust from vehicles that are backed-into spaces get pulled into the first floor windows. The fumes are overwhelming to residents. **Thank you for your cooperation!**

