

Carrington Farms Newsletter

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Pool keys are still available in our Maintenance Office in Building 124 Monday – Friday 8:30am – 4:30pm.

**Pool Key Fee is \$15.00
Please – NO CASH –
Money Order or Checks
Payable to:
Carrington Farms
Condo Assoc.**

Pool Will Remain Open through Labor Day

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

**SAFETY WARNING !
ABSOLUTELY NO JUMPING
OFF MAIL HOUSE ROOF
INTO POOL!**

ANYONE SEEN DOING THIS AGAIN WILL NO LONGER HAVE USE OF THE POOL!

Annual Meeting Highlights...

We appreciate all the participants at this year's Annual Meeting. The minutes are posted on-line at SequelDevelopmentNH.com – Some of the meeting highlights include:

2010-2011 Achievements:

- Extensive Railing Repair & Painting for all buildings
- Additional security fixtures welded around pool fence
- New Exterior Lighting fixtures
- New Recycling dumpsters – cost savings of \$1000/month!
- New Pool Furniture
- Walk off Mats at all building entrances
- Extensive tree pruning along buildings and the islands

Future projects were reviewed during the meeting. New parking lot striping and asphalt repair is planned out and will be scheduled in the near future. The Recycling campaign will begin now that the recycling dumpsters are in place.

The largest project the board is working on is a major refurbishing project for all interior hallways in all buildings with an estimated budget of over \$300,000.00. The refurbishing includes new carpet, paint, new ceilings, electrical upgrades, new fire alarms systems, new energy efficient LED light bulbs in new fixtures throughout hallways, as well as upgraded fire panels. **The goal for this project (like the boiler room project) is to finance the project without impacting condo fees.** The time line in mind is November of next year into the Spring. More details will follow to home owners as quotes and planning continues by board members.

There was no increase in the condominium fees for the 2011-2012 fiscal year as the budget was consistent with last year. It was reported that the number of foreclosures and amount of receivables seem higher than normal, but not unable to be managed. Financials can be found on our website: sequeldevelopmentnh.com for anyone wanting more detailed information.

2011 ELECTIONS - The board had previously been made up of five members. They recently voted to increase the number to seven, as this will better represent the Association. Each seat serves a one year term, as per the condominium by-laws. Five candidates were listed on the proxy/ballot that was mailed out prior to the meeting. They were Steve Vallier (incumbent), Shannon Woscyna (incumbent), Gary Woscyna (incumbent), Mike DePalma (incumbent), and Brian Wilkinson (incumbent). At the meeting, Jonathan Allen Blue Walls was nominated from the floor. Each candidate was given an opportunity to speak. The results were Steve, Shannon, Gary, Mike, Brian and Allen Blue Walls were elected to serve a one-year term as noted in the by-laws. The Board will elect the seventh seat at a later date.

NEXT BOARD MEETING IS SCHEDULED FOR WEDNESDAY, SEPTEMBER 7TH AT 6PM.

Visit our website for more up to date meeting results as the board continues to move forward with improvement projects!

Sincerely,
Peter Dallocff, Property Manager
Sequel Property Management

**Welcome
Carrington Farms
Condo
Association
2011**

**Newly Elected
Board Members:**

- Steve Vallier
- Mike DePalma
- Gary Woscyna
- Shannon Woscyna
- Brian Wilkinson
- Jonathan Walls
- Pat Bryan



New Office Hours:

Monday - Friday
8:30am - 5:00pm

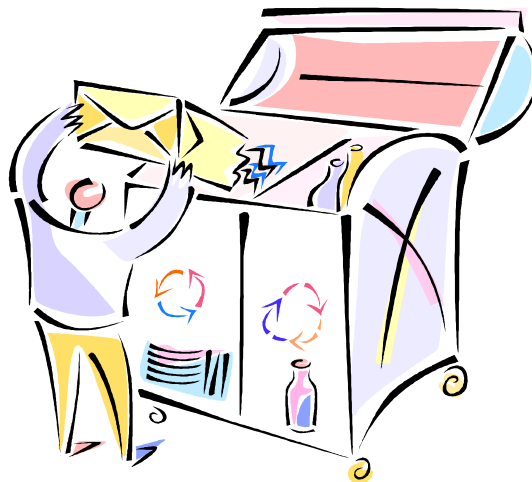
**24-hour Emergency
Maintenance Service
603-889-5160**

**Sequel Property
Management
Office will be Closed
Monday
September 5th
to observe the
Labor Day Holiday.**

**Office will re-open
Tuesday
September 6th
at 8:30am**

THANK YOU FOR RCYCLING!

The recycling program is a cost savings of \$1000.00/per month!



Please do not throw
diapers, trash or food into
the recycling dumpster....

Break down cardboard
boxes to avoid dumpster
overflow.

*Your cooperation is greatly
appreciated - Mike DePalma*

Positive feedback has been coming in from residents – the recycling program has far exceeded our expectations! The new dumpster pads are now complete with the exception of the fencing. Some minor set-backs include locations of rubbish dumpsters as well as recycling dumpster overflowing. Some of the overflow in the recycling bin can be avoided if residents remember to break down cardboard boxes. The board is currently reviewing the accessibility of rubbish dumpsters so that residents have easy access to all dumpsters.

We are pleased to report that five of the six buildings have been power washed. Building six will be completed by end of the August.

It's been a huge exterior improvement! Many decks were power washed however some decks were not cleared for cleaning.

Once building six is complete maintenance will revisit the decks that were not cleaned – this time giving residents plenty of notice to clear the decks as needed.

Be on the lookout for notices at your building!

Your cooperation is greatly appreciated!



**Please note "NO DOGS" signs have been installed by all three main entrances...
Association bylaws must be followed by all residents and guests.**