

Carrington Farms Newsletter

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**NEXT BOARD MEETING
IS SCHEDULED FOR
December 14th @ 6pm.**

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



REPORTING COMPLAINTS OR BAD BEHAVIOR...

**MUST BE DONE IN WRITING
OR VIA EMAIL BEFORE ANY
ACTION CAN BE TAKEN.**

**Complaints will be handled
anonymously**

Send emails to
Jan Hammond at
JHammond@SequelNH.com

A Message to Unit Owners & Investors...

For your convenience, all condominium documents are available online at www.SequelDevelopmentNH.com. Click on the top tab: "Condominium Documents" and select "Carrington Farms" for a complete listing of documents such as Financials, Insurance binder, No Dog/Pet Policy, Credit Card Authorization Forms, Community Rules & Regulations, Seasonal Newsletters, and Board of Directors meeting minutes.

Sequel is pleased to announce that Jan Hammond will be taking over as Property Manager for Sequel Development & Management.

Jan brings more than 20 years of business experience to our company. She has worked as Sequel's Director of Sales & Marketing for the last 2 years and has managed and developed our rental property business. As Sequel continues to grow, Peter Dolloff will be spending more time off-site handling major construction projects and will not be available to provide his services needed with regard to property management. Steve Vallier will be also focusing on developing projects locally and will be assisting Jan as she transitions into a more active role as Property Manager. Please feel free to contact Jan via email at JHammond@SequelNH.com with any questions or concerns.

Newsletters will not be mailed unless requested. Community Notices will be posted in each building for residents as needed. For timely notification to unit owners/investors not living onsite, we are requesting email addresses so that we can make every effort to keep owners informed via email. Please contact our office at 603-889-5160 or email: JHammond@sequelNH.com.

Unit owners/Investors will be held accountable for the actions of their tenants. Community rules and regulations must be given to new tenants. The **NO DOG/PET POLICY** will be enforced with the only exception is if any dog is certified under the American Disabilities Act such as seeing eye-dogs. The board will review medical requests for approval. Violators will be fined.

A new policy has been implemented for recurring credit card payments. Many unit owners find the recurring payments convenient.

The new policy states that 30-day notice is now needed in writing for any changes to recurring payments. Late payment and/or NSF fees may apply if recurring credit card payment charge is declined. If you have an interest in setting up recurring credit card payments for your condo fee, visit our website for an "Authorization Form" under condominium docs tab. Complete and return to our office for processing via email to Ashley Stiles at astiles@sequelnh.com or mail to Sequel, 2 Knightsbridge Drive, Nashua, NH 03063.



Office Hours:

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

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



*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!**

*Own or Rent?
Your email address
is important to us!*

*Our goal is to provide you
with better service by
using email
communications for
community news, events
and
maintenance updates.*

***Please call our office to
update your email
address!***

Community News...

As noted in the last newsletter, 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 this year into the Spring. More details will follow to home owners as quotes and planning continues by board members.

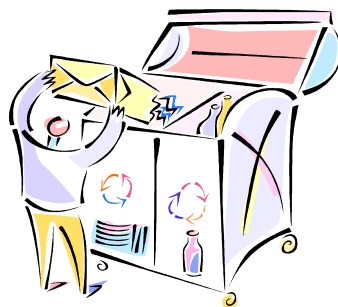
Update: The goal to move the project forward in November will be delayed until financing is secured. Board members will then communicate to unit owners the scope of work and details surrounding the project for approval to move forward.

We will keep you posted!

Recycling Program Update....

**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

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.