

Carrington Farms Newsletter

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Local Events:

Folsom Family Gardening Day -- Exeter, NH - April 16, 2011

A colonist's garden provided not only food, but also medicines, teas, and gifts. Observe Patriots' Day with this springtime event planned especially for families. You can make a craft, plant some herbs, learn about colonial remedies, and enjoy some tasty garden treats. For ages 6 - 11. Location: Folsom Tavern, 164 Water Street. Time: 10 a.m. and 1 p.m. Cost: \$15. Information: 603-772-2622 or visit www.independencemuseum.org.

Earth Day at Veterans Park, 889 Elm Street, in Manchester hosted by The SCA NH and Manchester City Parks - April 17, 2011

Look forward to games, entertainment, Manchester school kids' service learning projects, and of course a morning with Adopt-A-Block. The clean-up will be from 8:30 a.m. to noon followed by a free pizza lunch for all volunteers held at Veteran's Park in downtown Manchester. In previous years, the cleanup has included up to 70 blocks and 5 city parks, removing 6 tons of trash from the streets of Manchester.

Schedule of Events:

8:30am: Teams meet at Veterans Park or meet at designated block.
9am: Teams report to their blocks and begin work.
12pm (Noon): Teams wrap-up block work and report back to Veterans Park for free pizza and drinks.

Winter Woes Are Over.... Welcome Spring!

We would like to extend a "thank-you" to all the residents who have cooperated this winter in moving their vehicles for the snow clean up.

Please Note - NO DOG POLICY...

No dogs are allowed as per the Rules & Regulations of this community. This includes friends or relatives visiting the property. Fines will be enforced to unit owners.

Gas Grills may NOT be used on decks or patios. Electric grills may be used on decks and patios without restrictions. Fines will be charged to unit owners if gas grills are too close to building. The safety of all residents is our priority.

As a reminder to all residents when placing trash in the dumpster please be sure it makes it inside to avoid debris and litter from spreading throughout the property.

Your feedback is important to us – please feel free to contact our office at 603-889-5160.

Peter Dalloff, President

Sequel Property Management



Container Gardening Tips: To create a successful container garden, the most important ingredient is good potting soil. Choose a mixture that provides a good combination of excellent drainage and aeration. Select plants that are compatible in terms of light, water, growth and the conditions in the chosen site. Don't mix a shade- and water-lover like impatiens with a dry- and-sunny plant like thyme. Some plants like mint are such aggressive growers they need a pot of their own. Pay close attention to watering. For containers in sunny, hot or windy areas, watering twice a day may be necessary. A plant that has outgrown its pot will also need more frequent watering. Consider using a water-absorbing polymer; it will improve the moisture retention of the potting soil. **Most important – have fun!**

Reminders...

Condo Fees.... Paying condo fees on a timely basis is key to the success of any Condo Association. Pamela Hoff, our Client Services Manager will be happy to work with you and discuss convenient ways for you to pay your condo fee via credit card or develop a flexible payment plan if you are in arrears.

**Call Pamela at 603-889-5160
Monday – Friday from 8am – 4:00 pm**

SEQUEL

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Office Hours:

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

We're on the Web!

SequelDevelopmentNH.com

Insurance Policy Renewal...



The master Insurance Policy renews at the beginning of each year.

The **Vermont Mutual Insurance** policy continues to be serviced through **Brown & Brown Insurance Agency**. If you require a Certificate of Insurance for your mortgage company, you can contact them at **603-424-9901**.

The master policy deductible for all claims is \$5,000 per occurrence for all insured risk. On all claims, the homeowner is responsible for the first \$5,000 of damage and 100% of their personal property damage.

The Association's master policy provides coverage **after** the first \$5,000 of damage.

Home owners can cover this \$5,000 Master Policy deductible through your homeowner's HO-6 insurance policy by obtaining dwelling coverage ("coverage A").

The master policy insures all of the buildings and common elements of the Association, which includes the building exterior and basically everything in the unit as it was sold to you. For example, the interior walls, carpets, appliances and fixtures that came with the unit would be covered by this policy in the event of a loss covered by insurance. Upgrades, personal property and the deductible must be covered under your individual policy.

Homeowners Insurance:

It is strongly advised that you, the unit owner carry insurance on the unit that meshes with the association's policy. A homeowner's policy, called an HO-6, is designed for condominiums and will

provide you the building and liability coverage you need as a resident owner. Most importantly the HO-6 policy provides coverage for the value of your personal property, i.e., clothing, furniture, equipment etc. that is in the unit and not covered by the master policy as well as the Board of Directors.

The policy should be endorsed with a HO-32, which provides broader water damage protection for your unit than the master policy. In the event your unit should suffer damage in which you will be filing a claim, the following conditions and procedures must be followed:

- ✓ Determine whether damage is in excess of \$5,000. If it is minor damage contact your insurance company directly.
- ✓ If damage appears to exceed \$5,000 you should notify both your insurance company and Sequel Property Management. Sequel will notify the Association's insurance agent.

During this process each insurance company will send an adjuster, if necessary to verify the extent of damage and determine the dollar amounts they will settle on. Remember, the insurance companies may not agree with quotes submitted by your contractor. In all cases the Association will only release funds equal to what they receive in settlement from the Association's insurance company minus any expenses incurred by the Association as a result of the accident. All additional expenses will be borne by the homeowner or their insurance company. Coordination or work scheduling within your home shall be the responsibility of each homeowner.

The Master Policy will only cover the replacement of original equipment (including flooring material and cabinets) in each unit less the deductible which must be covered under your individual policy.