

Fall 2010

# News

Nashua, NH



## Knightsbridge Arms

***Since the Annual Meeting in June we've had a busy summer here at Knightsbridge Arms!....***

We closed on the \$800,000, 10 year capital improvement loan and are underway with numerous projects:

- **Garage Door Project:** The balance of the garage doors were completed which totaled 290 doors! The new doors are long life steel doors with a baked on finish coating. We no longer have to deal with rotting wood or broken windows – this is a tremendous savings!
- **Glass Entry Door Project:** All of the glass entry doors have been replaced in every building. The new doors have a much stronger hinge system and will stand up to more wear and tear. The glass is also energy efficient, and the wider design allows residents to move in larger pieces of furniture.
- **The Roof Replacement Project:** We are pleased with our on-time schedule of six years from start to finish. Completion is scheduled for December. The new roofs are a Carlisle Rubber roof and come with a 20 year warranty. The aspha H shingles have a 25 year life by the manufacturer. This entire project has cost just short of 1 million dollars!



**Replacement of Vinyl Siding and Trim on all buildings:** The first building to get a facelift is 2 Roedean Drive. We appreciate the positive feedback on the quality of work and choice of color combination. We are working on the speed in which the work is progressing as well as the cost. We will keep you informed as we continue to work through these issues.

All of the projects are of course designed to maintain and preserve the property and enhance curb appeal. We have put a great deal of thought and research into the products we use. Everything is designed to be maintenance free with a long life.

**Knightsbridge Arms Condominium Association currently enjoys an extremely low monthly fee. We want this to continue for many years to come and our goal is to maximize the value of each owners real estate investment.**



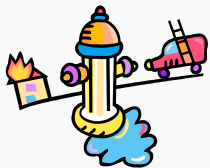
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## Knightsbridge Arms



***Pennichuck water works is currently requesting a 16% increase in the fees it charges water users...***

No matter what the final approved increase comes to will have an effect on our expenses. Please do your part to conserve water. Be sure none of your plumbing fixtures are leaking. Use low flow shower heads, faucets and toilets. If you need assistance with any of these items please call our office at 603-889-5160 Monday – Friday from 8am – 5pm.



### ***The Importance of Renter's Insurance:***

Many of you may be aware of a recent fire in building 4 Roedean Drive – ***The good news is no one was hurt.... The bad news is the tenant had no renter's insurance!***

***It is the responsibility of the RENTER to have insurance coverage for their belongings.*** For as little as \$10.00 per month, renter's insurance is a low cost coverage that ensures replacement value of your possessions.

***It is NOT the responsibility of the Association or the unit owner to cover damage to your property if fire or water damage occurs.***

Many renters have been unaware if water damage is caused by the unit above they will not have replacement coverage if they do not have renters insurance.

For more information please call our office or contact:

***Brown & Brown Insurance  
directly at 603-424-9901***

**Directory of Contacts – Monday – Friday 8am – 5pm**

**Sequel Property Management – 603.889.5160**

Customer Service/ Maintenance Requests –ask for Pamela

Rentals/Lease Information – ask for Janice

Sales – REMAX Agent – Julie Warhola - 603.321.5540

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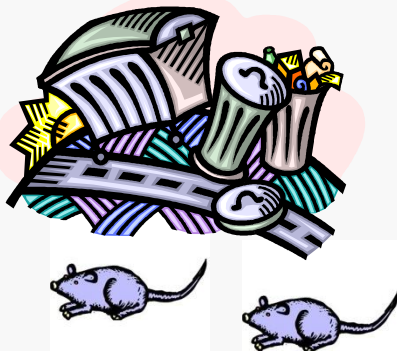


## Knightsbridge Arms



### Reminder around the dumpsters....

1. Please break up large pieces of furniture and place them inside the dumpster.
2. **Please do not leave trash bags in hallways...**bring your trash directly to the dumpster – no one wants to smell your trash in common areas.
3. All rubbish bags need to be placed inside dumpsters. If dumpster is full please bring your rubbish to another dumpster. **We don't need to feed rodents...**



### Preparing for Cold Weather...

**Decks:** Clean off decks of summer decorations... plants, pots, wind chimes and other decorative items that might blow off in the winter. All furniture and other outdoor items should be stored as well. Please do not use decks as storage space.

**Gas Grill:** State law prohibits gas grills from being placed within 10 feet from a multi-family building. Those not removed are subject to being fined and /or removed at owners expense. Please use electric grills on deck.

### Heating Tip:

*If your unit has forced hot water be sure the electric base board heater is on...*

*Turn your heat up on very cold nights so that the system runs often to prevent freezing.*

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## Happy Halloween!

**Friday, October 29<sup>th</sup> - Nashua - "Fright Night"** - 6:30-8:30 p.m. - Parks and Recreation puts on this annual celebration at Greeley Park. The event features a rock climbing wall, a haunted maze, haunted hayrides, bounce houses, a caricature artist, light refreshments and candy, and other family entertainment!

**Sunday, October 31<sup>st</sup> - Nashua "Trick-or-Treat"** - 6 to 8pm



**SEQUEL**  
DEVELOPMENT & MANAGEMENT

**2 Knightsbridge Drive, Nashua, NH 03063**