

Knightsbridge Arms Newsletter

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Local Events:

Swing into Spring Craft Fair -- Nashua, NH - March 26, 2011

Don't miss this wonderful spring craft fair with approximately 75 exhibitors displaying a variety of beautiful spring arts and crafts.

Location: Crowne Plaza
Nashua Hotel, 2 Somerset
Parkway. Cost: free.
Information: 603-528-4014
or visit

www.joycescraftshows.com.

Spring Craft & Specialty Food Fair -- Salem, NH

March 26, 2011 to March 27, 2011

Over 150 of the regions finest craftsmen and women will display and sell their American made arts and crafts. Enjoy sampling such gourmet delights as herbal dips, candies, whoopee pies, homemade fudge and more. Location: 79 Rockingham Park Boulevard. Time: Saturday, 10 a.m. - 5 p.m.; Sunday, 10 a.m. - 4 p.m. Cost: \$5; kids under 14, free. Information: 603-332-2616 or visit

www.castleberry.com.

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.

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. Keep in mind that any resident not cooperating causes extra charges to the Associations when snow plowers charge extra for repeat visits due to cars not being moved. If any neighbor is not cooperating by moving their vehicles please contact our office so we can take action.

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.

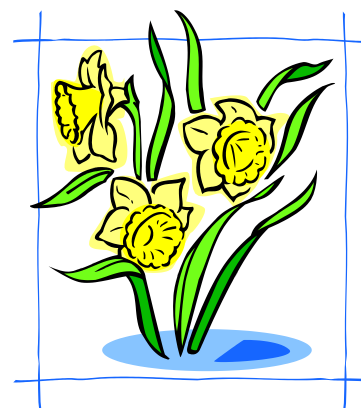
Gas Grills may not be used on patios unless 10 feet away from building.

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.

Sequel's landscape crews will begin work with lawn care, edge clean up around mulch beds and road sweeping in April as weather permits.



Notices will be sent to residents before road sweeping begins to avoid dust and dirt getting into open windows.

All the mulch beds will be sprayed with pre-emergent weed killer and new mulch.

The irrigation system will be set to begin running very early in the morning to avoid any inconvenience to our residents.

The property looked excellent this past summer and we look forward to continued improvements.

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

Peter Dolloff, President

Sequel Property Management

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

DEVELOPMENT & MANAGEMENT

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Collections

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Clarence Frost
Mike DiPalma
Mike Liveston

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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

Insurance Policy Renewal...



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

The **Philadelphia 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 \$10,000 per occurrence for all insured risk. On all claims, the homeowner is responsible for the first \$10,000 of damage and 100% of their personal property damage.

The Association's master policy provides coverage **after** the first \$10,000 of damage.

Home owners can cover this \$10,000 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 \$10,000. If it is minor damage contact your insurance company directly.
- ✓ If damage appears to exceed \$10,000 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.