

Welcome to Forest Hills of Londonderry

We're happy you will be joining us! Along with guidelines for home sales included in this packet, here is some information that might be helpful for you to know before moving in to our community. If you have any questions, please contact one of the current Board members listed below.

BOARD OF DIRECTORS: We have an elected Board of Directors consisting of seven residents who volunteer their time and meet once/month to discuss community issues. Annually there is a general meeting for the community, usually in September, to report on financials, past accomplishments, and future plans. The BOD works to ensure that our Association's bylaws are adhered to and wishes to remind all residents that they are bound by our bylaws.

2014-15 Board Members

Elaine Cutler, President: cutlere@comcast.net

Maureen Comfort, Vice President: mbcomfort@comcast.net

Jack Micklovich, Treasurer: jmicklovich@comcast.net

Rita Sullivan, Secretary: ritasullivan@comcast.net

Bob Plocharczyk: robploczzyk@aol.com

Margie Cooper: amc3638@gmail.com

George Windisch, Director: gfwkmw@yahoo.com

CLUBHOUSE: The Clubhouse may be rented by a resident for personal use (determine availability by checking the calendar on our website: foresthilloflondonderry.org) Any Board member can provide you with the website's password. Included in this packet is a copy of the rules/responsibilities for renting the Clubhouse.

COMMITTEES:

Architectural: This committee handles requests for installing generators, etc. Requests are then reviewed/approved by the Board.

Beautification: This committee handles requests for planting in common areas other than the mulched areas (planting of annuals in the mulched areas does not require prior approval). Requests are reviewed/approved by the Board. Included in this packet is a copy of the complete Beautification Policy.

Clubhouse: The manager of this committee handles requests for reserving the Clubhouse.

COMMON LAND: All the land is considered common land. Each owner is responsible for everything inside their home, including the roof. The Association is responsible for resurfacing driveways and streets. Stoops (the bottom concrete slab on some front stairs) and stone walls are also maintained by the Association.

CONDO FEES/INSURANCE: At the present time, our condominium fee is \$210 to be paid monthly. If you are able to pay on a quarterly basis (\$630), you are encouraged to do so. Checks can be deposited in the Clubhouse mailbox (the box near the Clubhouse stairs) or you can arrange to pay directly from your bank to: **Forest Hills of Londonderry, 66 Sawgrass Circle, Londonderry, NH 03053.** Residents are required to maintain homeowner's insurance on their homes for full replacement value. When policies are renewed each year, a copy of the declarations page must be provided to the Board (an emailed reminder is sent out by a Board member at renewal time).

LANDSCAPING/SNOW REMOVAL: There are sprinkler heads in locations around each home. Our landscaping contractor turns the sprinklers on in the spring and flushes the lines and turns them off in the fall. There is no extra charge for this service. Lawns are cared for and mowed regularly. Plantings around our sign and at the entrance are also provided. It is the responsibility of each resident to keep their lawns sufficiently watered to maintain the attractiveness of the community.

Snow removal on the driveways, streets, front stairs and porches is handled by our landscaping contractor. Residents may arrange to have their rear deck and/or standby generator shoveled for a modest charge by contacting our contractor directly. Sidewalks in the community are not plowed.

PLEASE NOTE: If residents have questions/concerns about landscaping or snow removal, they are required to contact a Board member, not employees of the landscaping/snow removal company. A Board member acts as liaison to the landscaping/snow removal company and handles all concerns/complaints residents may have.

PETS: One pet per condo is allowed and must be leashed. Please remember to pick up after your pet. This is essential since there are many walkers in our community.

RESIDENT LIST/MAP: Included in this packet is a listing of all residents' names, addresses, landline and cell phone numbers, as well as a map of our community showing names and house numbers.

SECURITY SYSTEM: Each home is equipped with a security system. If you wish to activate your system, you can contact our current provider, Chuck Farley at Family Future Security, 603/234-7075 (additional numbers for FFS: 603/434-7002, 603/623-7930). Or, you may use any provider you choose.

SEPTIC TANKS/LEACH FIELDS: Septic tanks are the Association's responsibility and are pumped out on a rotating basis every three years (22 tanks pumped each year). Maintenance of the leach fields is also the responsibility of the Association.

SOCIAL ACTIVITIES: Our community has many activities of interest. A men's lunch group meets every other Tuesday. Many participate in golf in the warm months and bowling during the winter months. There is a women's card group on Mondays and a men's card group on Wednesdays. Both meet at the Clubhouse. If you enjoy playing bridge, you are welcome to join the Friday afternoon bridge group. We also have a monthly book club; meetings are held at different homes.

Social gatherings at the Clubhouse happen on Friday nights; there are usually four or so enjoyable evenings each year. Our quarterly dinner parties are another fun get-together. We take turns as the host home, eight or so residents attend, and all attendees contribute food. It's an enjoyable way to socialize in a small, friendly setting. All of these activities are optional.

TRASH/RECYCLING: Trash pickup and recycling, provided by the Town of Londonderry, is on Thursday morning. If needed, you may pick up a trash bin and recycling bin at the Town Hall. Both bins should be out by 7:00am and should be placed at the end of your driveway to the side (please be sure to leave enough room around your mailbox for the mail truck). Trash pickup is delayed by one day when major holidays precede the scheduled pickup day (Thanksgiving, Christmas, New Year's Day, Memorial Day and Labor Day). Snowstorms can sometimes result in a one day delay. Delay notices are posted on the Town of Londonderry website: www.londonderrynh.org

UTILITIES:

Electricity: Eversource (formerly PSNH) is our electric company. You may choose to select a separate electricity supplier, but bills, etc. will come from Eversource.

Propane: You may choose any propane company you wish (currently, most residents use Energy North or Viking Propane).

Water: Pennichuck is our water supplier and water bills are sent monthly. Charges are minimal in the winter, but rise in the summer due to lawn watering.

Cable/Internet: Most residents use Comcast as their cable provider. Also available are FairPoint, Direct TV, and Dish Network.

If you have any additional questions or concerns, please don't hesitate to contact a Board member. Again, welcome to Forest Hills!

INCLUDED:

Sale of Homes in Forest Hills of Londonderry
Clubhouse Rules/Responsibilities
Beautification Policy
Forest Hills Resident List
Forest Hills Map