

Sundown Condominium Association

Winter Newsletter – 2023



Welcome New Owners

36C – Frank and Lou Higson, Lindsay-Paige Higson and Lauren-Ashley Landry

President's Message

It has been another incredibly busy year for your Board of Directors at Sundown. It takes a lot of hours, civic and Zoom meetings, phone calls, negotiations, and check writing to maintain our community, our grounds, and structures. A sincere *thank you* to our dedicated Board for all you do, and an equally gracious thank you to those of you who offer constructive support, suggestions, and encouragement.

If you are interested in joining the Board, when a position opens, or participating in any committees, please let us know. Every little bit helps. I don't know about you, but I wholly subscribe to the 1700's French activist *Voltaire's* view that "perfect is the enemy of good." I feel we accomplished a lot of good for Sundown, perhaps not perfect, but good, nonetheless.

This year was again dominated by efforts to keep our abutter to the north, Granite Gate (AKA RAM Clarendon) honest and to limit the impacts of storm water run-off toward Sundown attributable to their construction and elimination of the protected natural watershed areas. We will continue to be vigilant and monitor the water flow this winter and spring. It is hoped that the improvements we pushed them to make will adequately control the waterflow toward Sundown. Their design was approved by an independent 3rd party, Dubois & King, and by the City of Laconia, so we are hopeful. Time will tell. We will seek to recover the costs to repair the foundation washout at the 59 building from RAM Clarendon or take them to court. Same goes for any work needed next spring.

We also spent a considerable amount of time and legal expense to protect Sundown's private sewer line by developing Laconia's first joint "Private Sewer Line Inspection and Maintenance Agreement" in response to requirements put forth by the Laconia DPW and the EPA. In the Planning Boards wisdom, they coupled granting occupancy permits at Granite Gate to having this agreement finalized, even though the city has yet to fully flow down the requirements and standards. This resulted in heated and ongoing negotiations between Sundown and RAM Clarendon. After much effort, an agreement was reached, and the plan registered with the county. We will do an initial inspection next year and see what unfolds.

We have many ongoing projects to protect the structures, deal with trees that have overgrown the property, and further work to ensure our interests at the Plantation Beach Association are preserved and properly represented. Again, if you would like to help us and Sundown, please reach out and let us know. Stay safe folks and hope you have a wonderful holiday season!

On behalf of the Board of Directors:

Barbara DeAngelis (36A), Board Member

Charles Mihle (36B), Board Member
Jo Ellen Milkovits (59A), Secretary
Marion Monson (15B), Treasurer
Mark Granoff (41) President, Sundown Condominium Association

Highlights of 2023

- Renewed three-year landscaping and snow removal contract with Gilford Lawn and Landscape (GLL)
- Completed sealcoating of Nestledown Dr., parking keys/driveways, and unit walkways
- Signed the joint sewer maintenance and inspection agreement with RAM Clarendon, developer of 224-228 Endicott St. (Granite Gate Estates). The agreement was signed by both parties, approved by the Laconia Planning Board Director and Director of Public Works, and recorded in the Belknap County Registry
- Finished repairs to 11B perimeter fence and installed balusters to protect 22A fuel tank
- Completed a portion of proposed tree removal and trimming estimate provided by ArborTech to remain within 2023 budget. Safety was the number one concern and work was prioritized accordingly. Remaining work will be finished in 2024.
- Prioritized half of CertaPro proposal to repair and paint siding and trim to remain within budget. Additional work will be completed in 2024. Work ongoing as of this Newsletter.
- Accepted proposal by GLL to repair foundation erosion under 59D deck caused by Granite Gate Estates drainage issues. Work and funding were approved by the Board of Directors (BOD). BOD will seek reimbursement from RAM Clarendon.
- Completed several miscellaneous projects including: painted dumpster fence; removed excess mulch along parking keys to prepare for sealcoating; installed new perennials and granite border in front of Sundown entrance sign; and, constructed a drainage system behind building 63 to ease ongoing drainage issues.

Winter Parking and Snow Removal

- Parking along the cul-de-sac is not permitted during the winter months. The cul-de-sac must remain clear to allow plows and snow removal equipment to navigate and clear the roadway and driveways.
- Please move your vehicles when it starts to snow or when you hear the plows coming to remove snow from your parking key or driveway. Do not park vehicles on Nestledown drive while waiting for your parking area to be plowed.
- Pathways to individual unit fuel tanks are cleared either the day after a snow fall or the first business day of the next week. Please let the Board know if your pathway is not cleared.

Additional Information for the Winter months

- Heat on every floor of the units should be set to a minimum of 55 degrees.
- No heating devices, such as fire pits, smokers, etc. should be placed on the deck. Barbeque grills may be used, but kept away from dividing partitions and buildings.
- Holiday trees should be cut up before placing in the dumpster. Do not leave trees outside the dumpster because they will not be collected by the dumpster vendor.
- As always, please break down all boxes before throwing in dumpster.

Message from the Treasurer:

We would like to take this opportunity to thank all the unit owners for paying their monthly condominium fees on a timely basis.

As you can see from the list of accomplishments, we completed the resurfacing of the roadway, parking keys and walkways. This major maintenance will preserve our road/keys for several years.

On December 15, 2023, I will be forwarding to all unit owners, the payment coupons for 2024. Our annual meeting will probably be held in February 2024; payments for January and February will remain the same \$395.00. Once yearly fees are voted on by unit owners at the annual meeting, coupons will be adjusted to reflect any changes in fees. Thank you in advance for your cooperation.

We hope you all have a happy and healthy holiday season.