



Sundown Condominium Association

Spring Newsletter – 2024

Message from the President: Thank you for supporting the Board's efforts to preserve Sundown and a wish that everyone enjoys a fun and safe summer!

Highlights from the March 2024 Annual Meeting:

- First all-Zoom annual meeting held with 21 participants, including proxies. (Average attendance at the last four in-person meetings was 20.7)
- Condo fees remain the same for 2024
- Marion Monson was re-elected to the Board for another three-year term
- Sundown's line of credit will be **paid in full** on 12/19/2024
- 2024 budget approved

Minutes from the Annual Meeting are available on the Sundown Condominium website.

Maintenance, Repairs and Improvements: Several projects have been completed this year or are in the planning phase for this spring/summer.

- 59D Under Deck Repair Work Completed – Gilford Lawn and Landscape (GLL) completed the backfill work under the deck of 59D. GLL used 6.5 tons of stone and fabric liner materials to backfill the under-deck area of 59D.
- Tree Trimming/Removal – ArborTech worked at Sundown over two days (March 1 and 4) to remove trees and dead limbs at buildings 15, 27, and 35. The Board was thankful that this work was completed before the heavy snow storm on April 3/4 that felled so many trees in our area leaving many with no power and blocked roads.
- Perimeter Fence Repairs – Marion Monson, our Treasurer, is pleased to announce that our insurance company has forwarded full payment for the fence repair caused by the uninsured vehicle that damaged our fence behind 12A this year. Mark and Elaine repaired the fence on 4/21/24. Mark and Charles will work to reinforce the vertical posts on previous fence repairs behind 63C.
- Exterior Foundation Spraying – Kevin, Suncook Valley Pest Management, will spray the exterior foundations of all units on 5/7/24 at 7:30 am.
- Trim Repair and Painting – The Board is waiting for an estimate from CertaPro on repairs and painting to prioritize and approve work.
- Sewer Cleaning and Camera Inspection – The Board is awaiting further guidance from the City of Laconia
- Biennial Cleaning of Swale and Catch Basin

Message from the Treasurer: Thank you to all unit owners who pay the monthly fee on a timely basis. If you are using bill pay through your bank, please ensure that your payment

reaches us no later than the 15th of the month. All payments received after the 15th will be issued a late fee.

In May 2024, the Board will forward to unit owners the annual mortgage information forms, as required by Sundown's Declaration and Bylaws. This year, hopefully, you will receive the form with electronic fill tabs. This new form should make completing the form quick and easy. The form needs to be completed even if you have no mortgage on your unit. The completed form must be returned by May 30, 2024. Please email the form to Sundowntre@yahoo.com.

Each year, all unit owners are required, per Sundown's Declaration and Bylaws, to submit to the Board of Directors a copy of their new homeowner's insurance policy. The information needs to show all individual coverage and limit amounts on your unit. A bill statement will not be accepted. The new policy is due to the Board no later than the expiration date of your current policy.

Please notify the Board of Directors if you change the name on your deed to a trust or LLC.

Hope everyone has a wonderful and enjoyable summer season in the Lakes Region!

Summer Reminders: Twice a week dumpster removal will begin June 1 with trash pickup every Tuesday and Friday. Please break down all boxes before throwing them into the dumpster.

Please remember that each unit has two parking spaces; for garage units one of the spaces is in the garage. Limited additional parking is available along the cul-de-sac before the dumpster and alongside building 42. Please do not park on the grass or in front of the fire hydrant.

Finally, please pick up after your dog(s).

Sundown Board of Directors

Mark Granoff (41), Marion Monson (15B), Barbara DeAngelis (36A), Charles Mihle (36B), Jo Ellen Milkovits (59A)