

# **SUNDOWN CONDOMINIUM ASSOCIATION**

## **Winter Newsletter – 2024/2025**

### **President Message/ Highlights of 2024**

I hope this note finds you well. I am sorry this note is coming out late, we've had some illness to contend with during the month of December. No fun during the holidays, but we managed some family get togethers after Christmas. On the mend thankfully.

This past year we focused on tree work with Arbor Tech and continued incremental structure maintenance with CertaPro Painters. We will once again plan for both items this coming year as we strive to preserve Sundown. Regarding the tree work, we are planning to institute annual improvements to our overall arbor health and safety, as well as esthetics, and will coordinate with our Landscaping Chair Cheryl Dickinson. Please note that Gilford Lawn and Landscape principally takes care of the lawns, fall cleanup and snow removal. Tree trimming and chipping is beyond their scope of work. Our 3<sup>rd</sup> and final year of our active contract with GLL starts this April and will end in April of 2026. At that time, we will put the work out to bid and see what responses we get.

Once again, our thanks to Jo Ellen Milkovits for her time as Secretary, her efforts were key in maintaining Sundown's records and communications. She will be missed on our board of directors. If you would like to be considered for the role of Secretary, please raise your hand and forward a statement for the HOA to consider at the 2025 Annual meeting. The date is pending but tentatively will be on March 15<sup>th</sup> on Zoom, please watch for an announcement.

Congratulations to all of us for paying off the roofing credit line ahead of schedule. A huge thank you to Treasurer Marion Monson for making this happen. It is our hope to maintain our HOA monthly payments at \$395 this year again pending our annual meeting and budget work. Holding the line on this is no minor feat. It is our intent to bulk up our reserve account and to perform a sewer line inspection this year. Fingers crossed that no repair work will be needed.

### **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 coordinate with your nearest neighbors to move your vehicles as a group to under-utilized parking keys when it starts to snow or when you hear the plow coming to remove snow from your parking key or driveway.
- Once your key is clear, please move your vehicles back so the other keys can be cleared.
- Do not park vehicles on the Nestledown drive main road while waiting for your parking area to be plowed.
- Please be courteous to the GLL snow removal team, they handle multiple commercial properties in Laconia and Gilford and get to us as soon as they can. They work at all hours to help make Sundown's roadway, keys and walkways safe.
- Sanding barrels should be placed at the dumpster and by the mailbox to allow residents to help with any re-freezing runoff on their walkways.
- Pathways to individual unit fuel tanks are cleared within the day after a snowfall,

or the first business day of the next week. Please inform the board if your pathway is not cleared with the time periods listed above.

### **Additional information for the Winter months**

- Heat on every floor of all 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 please keep them away from the dividers and the buildings.
- Holiday trees should be cut up before placing them 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 them in the dumpster.
- Please do not attach any wreaths or Christmas lights to the building.

### **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.

The payment coupons for 2025 have been forwarded to all unit owners. Our annual meeting will likely be held in February 2025, you will receive notification. Payments for January and February of 2025, will remain the same at \$395.00/month. Once the yearly fees are voted on by unit owners at the annual meeting, coupons will be adjusted to reflect any change in fees. Please email me if you need another copy of the payment coupons.

If you decide to pay in advance your monthly condominium fees for the 2025 year, please make sure all payments are received no later than **January 31, 2025**. Thank you for your cooperation.

Should there be any name change to your deed, please inform the board of these changes.

We hope everyone has a happy and healthy 2025.

Your Sundown Board of Directors:

Mark Granoff- President  
Marion Monson- Treasurer  
Barbara DeAngelis- Board Member at Large  
Charles Mihle- Board Member at Large