

SUNDOWN CONDOMINIUM ASSOCIATION



Winter Newsletter – Nov. 2025

President Message/ Highlights of 2025

I hope this note finds you well. Winter is knocking on the door, and it is time to get ready for the inclement weather. Fill up your oil or propane tanks and keep your unit warm and stay safe. Please review the guidelines below and help ensure our winter goes as smoothly as possible.

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. No one wants unintended racing stripes or delays due to non-compliance!
- 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.
- Parking keys at buildings 15 and 22 are largely full time residences and are always full; other keys are less utilized and can serve as temporary parking.
- 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 will 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.

This past year we focused on more tree work with Arbor Tech and continued incremental structure maintenance with CertaPro Painters. We will once again plan for both this coming year as we strive to preserve Sundown, however the work on the buildings will shift to the two neediest buildings (TBD) for more complete painting and repairs. We will do this type of work each year going forward until all wood-sided buildings are refurbished. This activity is needed and will likely require an increase in the HOA fee. More on that later.

With respect to tree work, if you have specific tree work requests, please inform us now so we can add to our budgeting process. We already have plans to address requests for tree work behind buildings 12 & 22. We will coordinate with our Landscaping Chair Cheryl Dickinson. We are planning for some stump grinding between building 7 and 15 where we removed 5 pine trees due to blight infection. Also, we plan to do some planting to replenish what we have lost and bring back some more natural privacy buffers.

Due to some marginal construction practices in the 1980's, and aging over nearly 40 years, we were forced to add structural support in the crawl spaces of the 27 Building, both A & B units. This was unexpected and serious. The Board voted unanimously to act and approved using reserve funds to address. The cost was \$28,800 employing NH based 603 Foundation Basement Solution's. We received a second bid from Erickson Foundations, but it exceeded \$50K and after exhaustive negotiations we could not get them to acknowledge that the work needed in the B unit was not as extensive as that needed in the A unit, a factor of 2X higher. 603 listened and provided unit specific costing. We will discuss it in more detail at the annual meeting. We are lucky that only a few units have non-slab construction.

Please note that Gilford Lawn and Landscape principally take care of our lawns, fall cleanup and snow removal. Tree trimming and chipping is beyond their scope of work. Our 3rd and final year of our active contract with GLL will end in April of 2026. We will put the work out to bid and see what responses we get.

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 2026 will be forwarded to all unit owners in the first week of December 2025. When the board decides the annual meeting date, we will send out notification to all unit owners via email. Payments for January and February of 2026, 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. And new payment coupons will be forwarded to all unit owners.

If you decide to pay in advance your monthly condominium fees for the 2026 year, all payments must be received no later than **January 31, 2026. No postdated checks will be accepted.** Thank you for your cooperation.

Should there be any name change to your deed, please inform the board of these changes. In the event that you change your lock to your door, please provide two copies of the new key to one of the board members. One key will be placed in the lockbox on building 42. And the other key will be held by President, Mark Granoff.

In the next several weeks, the Board of Directors will meet to discuss the budget for 2026. In order to provide a complete and comprehensive budget, it is imperative that unit owners, provide to the board your request for work in the common area. The board is now turning the approach on building maintenance for 2026, to be geared towards one or two specific building each year. We cannot accept request for repairs once the budget has been set and approved at the annual meeting. Having a comprehensive budget will allow us to determine what our future cost will be for the 2026 year.

We hope everyone has a happy and healthy 2026.

Your Sundown Board of Directors:

Mark Granoff- President

Marion Monson- Treasurer

Charles Mihle- Board Member at Large

Charlene Alabiso- Board Member at Large