



SUNDOWN CONDOMINIUM ASSOCIATION

Spring/Summer Newsletter – June 2026

President's Message

I hope this note finds you well. Suddenly it's summer, and Laconia Bike Week no less! I am typing this as the thunder rolls along 11B in both directions. Thankfully it's just a week, and it does help the local economy, but I expect most will join me in welcoming a return to the relative quiet for the remainder of the summer.

Thank you to everyone for participating in our annual meeting on Zoom. We got a lot accomplished. Thank you to our board of directors: Treasurer Marion Monson who works tirelessly to help steady our good ship Sundown and authored our meeting minutes which are available on our website "sundown.us"; Charles Mhile and Charlene Alabiso, for all they do in helping on the ground and with decision making on all our behalf's. Thank you for those who voted for me to continue in the role of President, wink, wink! I will do the best I can but certainly appreciate your support and understanding as we try to do right by Sundown and still enjoy the get aways to the lake region.

Summer is off to a strong start, with recent warmth and a good balance of sun and rain greening up Sundown nicely. Arbor Tech completed needed tree removal and pruning around the property, focusing on the area between the fence and Buildings 12 and 22. Barring any major wind events, that should complete this season's tree work. Tyson and his crew are also planning to remove stumps along the side of Building 7 to prepare for planting later this summer or fall. Please note that a crane backed over a storm drain in the 12–22 parking key, which was already in poor condition and had settled into the pavement. We are seeking bids for repairs. Thank you for avoiding the area and not driving over the drain. In the meantime, please pay attention to the orange cones.

We have taken the action to have our sewer line inspected with Bellemore and are awaiting the report. I spoke briefly with the technician and there are likely a few maintenance items, but I didn't get the impression there was major work needed.

GLL is performing weekly mowing and cleanup and largely things are looking good here. The mulch was freshened in early May and overall, the property is looking good. Cheryl and Charles are back from Texas and have already started tuning up the property. Please offer to help them with watering any new plants and grass patching. This is important as we don't have an irrigation system and we know they appreciate the help.

We have completed the insect spraying with Kevin from Suncook Valley Pest Control. He can also help you with rodent control on a unit-by-unit basis at your expense. His number is 603-848-8812, and he does a great job for Sundown.

In the coming weeks, Charles will be supervising Certapro as they begin work on building 36 this year for the first of our major building refurbishments and painting projects. Recall we will go with 1 or 2 buildings each year going forward. This year just building 36. We will assess what's next for 2027 later this year. Thank you to those who have sent us input on your building needs. We are making a list! Also, many thanks to Charles for repainting our entrance sign, it looks great! Charles will also be working with the welding vendor to repair the bases to the mailboxes. He is a very busy Board member, and we are all lucky to have him.

A special note on summer parking. We all know that spare parking for guests is very limited at Sundown. Please consult with your closest neighbors and ask them for permission to use under-utilized parking for overflow. Please get creative and double up where you can and be respectful of your neighbors. Basically, work it out amongst yourselves! **Note: Parking around the cul-de-sac must never block the access to our dumpster, especially on Friday's and Monday's!**

Please enjoy Sundown and our PBA beach access and have a great summer- Mark

Treasurer Message

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

At the Annual Meeting of the Sundown Condominium Association, held on March 28, 2026, the unit owners present at the meeting, voted on raising the monthly condominium dues from \$395.00 to \$415.00. This fee was retroactive from January 2026. Please advise any bill payment service that you may use regarding the change in monthly fees. All payments are due by no later than the 15th of each month. Any payment received after the 15th will be charged a late fee. New payment coupons were forwarded to each unit owner via email. Should you need a payment coupon, please send me an email at sundowntre@yahoo.com. Also, we do not accept any postdated checks.

In the event that there are any changes to your deed, please inform the board of directors regarding these changes. If you change your lock to your unit, please provide two new sets of keys to the President, Mark Granoff. One key will be placed in the lock box on building 42 for the fire department use. The other key will remain with the President.

On another note, if your property insurance policy expires, please forward a copy of the new policy to sundowntre@yahoo.com. We cannot accept a copy of the payment invoice as proof of insurance coverage. Thank you for your cooperation. Have a wonderful summer

Summer Reminders:

Twice a week dumpster removal will begin June 1 with trash pickup every Monday and Friday. Please break down all boxes before throwing them into the dumpster. No construction debris in dumpster. Please remember that each unit has two parking spaces; for garage units one of the spaces is in the garage. Please do not park on the grass or in front of the fire hydrant. Finally, please pick up after your dog(s). Thank you!

Your Sundown Board of Directors:

Mark Granoff- President

Marion Monson- Treasurer

Charles Mihle- Board Member at Large

Charlene Alabiso- Board Member at Large