

# Sundown Condominium Association

## Winter Newsletter — 2022



### Welcome New Owners of 22B and 22A:

22B—Karen and Richard Narciso of  
Glastonbury, CT.

22A—Eric Kolvig who will live here full time

### President's Message

I wish all of you a wonderful holiday season and a happy and healthy 2023! Your Board of Directors has been hard at work all year to maintain Sundown and preserve our beautiful setting. It takes a lot of effort from our small band of volunteer officers to coordinate the care of our buildings and land. Countless hours are spent to protect our investments from the elements, father time, late night car crashes and from development by our abutters. This year required extra effort as the new condos north of us required real challenges in terms of water flow management from their parcel downhill to Sundown. Charles (36B) kept the developer honest and worked with the NHDES, NHDOT, Laconia's DPW, Planning and Zoning Boards to protect Sundown. We all owe Charles a great deal of gratitude for all his efforts. Another major undertaking was repair of our fence along 11B and the wiring and roadwork for Comcast/Xfinity to bring their cable access to Sundown at their cost.

Stay safe, folks, and hope to see you around Sundown!

### Comcast/Xfinity

Sundown is ready for new installations if you choose to take advantage of their products. Please contact Paul Bell at 603-854-4646 or email him at [Paul.Bell@comcast.com](mailto:Paul.Bell@comcast.com).

### New line item in budget for 2023+

An easement granted over 20 years ago allowing the developer of 224 Endicott Street to tie into our private sewer line, combined with pending

City of Laconia requirements for periodic inspection of private sewer lines (something brand new) has required a new maintenance line to our budget. This will give us something else to fret over as we find contractors and formulate a sewer line maintenance agreement with the abutter. We have contracted with an attorney experienced with such matters to draft a plan that will be in our best interest. No shortage of action behind the scenes at Sundown!

### Treasurer's Message

Thank you to all unit owners who paid the monthly fees on a timely basis. Since our annual meeting will probably fall in February 2023, payments for January and February will remain the same. Once yearly fees are voted on at the annual meeting, coupons will be mailed for the remainder of 2023. Thank you too, to everyone for forwarding updated certificates of insurance for your homeowners policies. This has really worked well. (article VI, #3). Our new bylaws require any NEW buyer to pay a transfer fee of \$790.00 to us. The fee is deposited into our reserve account. This fee is NOT applied to the new owner's monthly condominium fees. If you plan to sell your unit, please advise your real estate agency to review this requirement in our bylaws.

### Information

- No cars should be parked along the side of the cul de sac in winter.
- Cars are expected to be moved when snow plowing is required.
- The heat on every floor of the condominium should be set for 55 degrees.
- Our residency rules require that no device which generates heat should be on the deck. This means no fire pits, smokers etc. Barbecue grills can be placed on the deck, away from dividing partitions and the building.
- Holiday trees should be broken up and placed in the dumpster! Thanks.

The Board of Directors wishes each of you a happy holiday season!!

Mark (41), Marion (15B), Charles (36B), Barbara (36A)

