

Summer update 2020;

The board voted against holding a summer meeting due to the pandemic. Instead, we would like to provide everyone an update regarding the work that has been performed at Sundown.

At the 2020 winter annual meeting, a line of credit was overwhelmingly approved. These funds were used to complete repairs and maintenance to the buildings. All the buildings have had the roofs replaced. This work was completed a few months ago. The same roofing shingles were used to provide uniformity between the buildings. Carpentry and Painting of the buildings is in the final phase. We have generated a small punch list that will be completed by CertaPro. We will walk the property in the spring to determine if there are any small or new issues that should be addressed.

Suncook pest control was hired to apply an insect control barrier around the perimeter of the buildings. This was completed on April 23rd, 2020. A second application will be applied in the fall. This will greatly reduce infestation of ants and other insects. Owners are recommended to apply a similar application to the interior of their units. Suncook Valley charges \$125 to perform this service. The owner is Kevin McCartney and their phone number is 603-848-8812. He uses a professional grade solution that is not available to the general public.

In April we renewed our contract with Gilford Lawn and Landscape for three more years. Gilford Lawn provides year-round maintenance on our property. At the request of some owners, we have asked Gilford Lawn to use "magic salt" as needed this winter. It is environmentally safe, less messy and highly recommended.

Trees tagged for removal in 2020 were completed in May. One additional tree was removed due to the fact it was rotted and posed a danger to building 22, the fence and the exterior gas tank.

We have deferred the dryer vent cleaning until next year. Based on the covid-19 situation, it did not seem practical to have someone enter every unit to inspect the ventilation ducts. This will be revisited in the Spring. We will update everyone once a new date has been determined.

Our insurance company requested that we submit a record for each unit identifying the status of fireplaces / exhaust pipes, and carbon monoxide detectors. Our submission regarding the fireplaces / exhaust pipes was deemed appropriate by the insurance company. We would like to "Strongly" recommend that each unit owner checks their smoke detectors on a monthly basis and replaces them with combo smoke / CO detectors where applicable.

Our newest Board member Arnold from unit 63C volunteered to paint our light posts in May. He has completed this work as mentioned in our spring newsletter. On behalf of the association, I would like to extend a huge thank you for stepping up and tackling this task.

Marion reports that all owners have remained current with monthly payments during this difficult time. Thank you very much.

We hope this brings you up to date on the scope of things at Sundown. Please enjoy the rest of summer!