

# TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

## Community Information Notice

**April 24, 2007**

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Anyone having questions relating to the following information is encouraged to contact Evergreen Management at (603) 778-6200. Owners are asked to forward a copy of this "Community Information Notice" to their tenants.

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**ANNUAL MEETING:** The meeting went really well and there was a 50% turnout between unit owners present and proxies sent in. The following are results of the meeting:

- **Election to the Board:** Christine Jamiol volunteered and was elected to take Kevin Ryan's place on the Board. Already on the Board: Arthur Golden, Heather Wass, Rebekah Hildebrandt, and Sue Bigonia.
- **Annual Spring Clean Up:** The date has been set for the last Saturday of the month, **Saturday, April 28, 2007**. Everyone that wishes to participate should meet at the **Mail House at 9:00 AM**.
- **Annual Yard Sale:** The date has been set for **Saturday, May 19, 2007** from **9 a.m. – 1 p.m.** Management will advertise the yard sale in the local newspapers. Gather all your stuff for this one-day event!
- **Raffle Winner:** Unit #31 was the lucky winner this year of a free month of condo fees. Congratulations to Unit #31!

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### SEWER

Most of you are aware of the past issues with backups from the pumping station. It is important that residents **PLEASE** be careful what they flush. Even the wipes advertised to be safe to flush can cause problems, because they can catch on the valves. To protect the Association from additional problems - please do not flush anything other than toilet paper.

### PUMP ALARM

**Anyone that hears the pump alarm going off should contact Management immediately!** Please don't assume someone else has called.

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## RECYCLING REMINDERS

- Please crush / compact all **plastic containers** and **paper cartons** to avoid the wind picking them up and littering the property.
- Please bundle **paper**, place in a brown paper bag and place the bag beside the bin (cannot be inside the bin with recyclables)
- Please break down any **cardboard boxes** and tie into bundles using tape, rope, etc. (not to exceed 2' x 2' x 2')

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## PETS

At the annual meeting, it was brought up that there is a serious problem with residents not picking up after their pets outside as outlined in the Rules and Regulations:

"Pets shall be kept inside their Units at all times, except when on a leash and accompanied by and under the control of resident owner. All pets must be walked or exercised on the exterior, undeveloped or adjacent properties. **The resident/owner must immediately remove any waste excreted on any Common Area, which includes the Limited Common Area. Violation of this rule may require the removal of the pet on a permanent basis.**"

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## INSURANCE

Unit owners are reminded that the Board of Directors is to be notified of any improvements to your unit (except personal property other than fixtures) that exceeds a total value of \$1,000. This information is needed by the insurance company in order to keep policy values current.

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| <ul style="list-style-type: none"><li>▪ <b>FOR ALL MAINTENANCE REQUESTS, CALL LINDA MALBON at 800-973-4300</b><br/>or e-mail your maintenance requests directly to <a href="mailto:lmalbon@evergreenmgt.com">lmalbon@evergreenmgt.com</a></li><li>▪ <b>FOR ALL CONDO FEE INFORMATION, CALL JENNIFER at 800-973-4300</b><br/>or e-mail your questions directly to <a href="mailto:jcharrette@evergreenmgt.com">jcharrette@evergreenmgt.com</a></li><li>▪ <b>FOR SALES AND REFINANCING INFORMATION, CALL DIANE at 800-973-4300</b><br/>or e-mail your questions directly to <a href="mailto:dvanhouten@evergreenmgt.com">dvanhouten@evergreenmgt.com</a></li></ul> |
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