

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice

December 19, 2012

Please read this material carefully.

Investors- please provide a copy of this notice to your tenant(s).

ASSOCIATION WEBSITE: Please visit www.evergreenmgt.com and click on the Association Login at the top of the page. Enter Username: **TVC**, Password: **100**

PETS: Pets shall be kept inside their Units at all times, except when on a leash or 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.

Residents must comply with the rules and regulations with the City of Dover, NH.

SEWER PUMPS AND YOUR PART:

This memo is being sent as a reminder that Tideview has its own sewer pumping station that we as an Association own and maintain. All of our waste water from our condo units flow into this pump station and then is pumped into the City sewer system. All waste water is initially handled by our private pump station. Over the last several weeks the pumps have malfunctioned due to human intervention. When a malfunction occurs, the alarm sounds and that triggers very expensive responses from the pump repair vendors. These issues have cost the Association, and you as an owner, many thousands of dollars over the last few weeks and months in repairs. For every thousand dollars of unnecessary repairs, cost each unit owner \$10.00. Multiply \$10.00 times the thousands spent so far this fall and the cost is rising per unit owner.

When the pump vendors arrive for emergency service, they have found face cloths, baby wipes, ladies products and babies toys to name a few of the items being flushed down the drains and untimely to the pump chambers. These items are exactly what is binding and clogging our pumps. These expensive repairs can immediately stop if each and every resident is careful what is flushed or put down the drain. We ask for your full cooperation in this matter and you share this memo with everyone in your condo unit so we can eliminate these unnecessary expenses. Our concern is that if this practice continues, we may need to implement a special assessment for these unnecessary repairs as it is crucial that our sewer pump station performs in tip top shape. Thank you in advance for your full cooperation in this serious matter

CHRISTMAS TREE REMOVAL NOTICE:

Christmas trees will be collected on: **Thursday January 10, 2013**. Should your tree not be collected on the day noted above, it will be collected on the following day. You may leave your tree at the end of your driveway. We hope you enjoy the Holiday Season and we thank everyone in advance for their cooperation.

Contact information for your Evergreen Management, Inc. team:

Maintenance Coordinator: Linda Malbon, please email requests to lmalbon@evergreenmgt.com

Financial Coordinator: Jennifer Charrette, please email requests to jcharrette@evergreenmgt.com

Sales / refinancing: www.evergreenmgt.com click on Homewise sales/refinance link or call 866-925-5004

Association Administrator: Sheri-Lynn Sullivan, please email requests to slsullivan@evergreenmgt.com

Association Manager: Paul Okonak, please email requests to pokonak@evergreenmgt.com

Questions / Comments: Please mail correspondence to our office at 17 Commerce Drive, Bedford, NH 03110 or call (603) 622-7000.