

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice: JULY 2017

Please read this material carefully

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

Website: www.evergreenmgt.com - select Association Login - User ID: TVC Password: 100

Association Team Members: Your association team members want to thank you for your continued support throughout the year. We are here to provide you with superior customer service and to answer your questions and concerns. All team members can be contacted at (603) 580-5192, Fax (603) 580-5590 or at the following emails:

Association Manager: Michael Street, mstreet@evergreenharvardgroup.com

Association Administrator: Jodie Champagne, jchampagne@evergreenharvardgroup.com

Accounts Receivable Coordinator: Barb Valenti, bvalenti@evergreenmgt.com

Maintenance Coordinator: Linda Malbon, lmalbon@evergreenharvardgroup.com

Stratham Office Address: 72 Portsmouth Ave, Suite #201 Stratham, NH 03885

NEW KNOX BOX: If you would like to put a key to your front door in the knox box for **emergency situations only**, please label the key with a key tag marked with your unit number and “dead bolt” or “door knob”. The Fire Department has requested the Association designate one person onsite to collect the keys from owners so the Fire Department may meet with that person to put the keys in the lockbox. The Board appointed Bob Engel (Unit 7), your Treasurer of Tideview Estates as the designee. You may place your key(s) inside a sealed envelope and give it to Bob; call first at 749-0833 if you’re not sure that he’s going to be home to accept it. If interested, **please provide your key to Bob Engel by July 17, 2017.**

DRYER VENTS AND HOSE: This is a reminder for all residents to clean out their dryer vents and dryer hose. Please also make sure that there is a lint screen on your dryer to minimize fire hazards. Thank you!

GRILLS: The City of Dover Ordinance 109-26 and State Fire Code RSA 153:5 requires all Unit Owners that all Grills/Fire Pits must be used and stored at **least 15 feet** of any multi-dwelling of three (3) units or more. If this ordinance is violated and Management is notified this warning letter from the City of Dover Fire Department would be added to your unit owner file. If you are an offsite owner it is your responsibility to inform your tenants of these rules. **If you have any questions in regards to these laws please call the City of Dover Fire Department at 603.516.6038.**

WATER SPIGOTS: Water spigots at the end of condominium Units are not for personal use, but only for watering the grounds. The end spigots are not to be used by children. Owners of these units are responsible for turning on/off the source of water for the appropriate seasons.

TRASH: Per the Rules of the Association trash may only be placed in bags purchased from the City of Dover. All trash must be in a barrel with a lid that can be readily detached or a barrel manufactured with hinges. All barrels, covers and recycle bins must be at all times clearly marked with the Unit Number. Trash must be kept inside the Unit until pick up day. Your recycling bin and trash barrel(s) are to be placed back inside the unit within 24 hours of trash day. Pick up day is Friday unless otherwise notified by the City of Dover and is posted at the mail house.

CHILDREN: As the weather is getting warmer and children go out to play, please remember to supervise their activities to make sure they are safe and that no Association rules are broken or nuisance created on the property. Thank you.