

TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

Community Information Notice: NOVEMBER 2018

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 SNOW PROCEDURES: Please read the attached snow procedures. Please forward to your tenants if necessary. Thank you!

NEW EXTERNAL FAUCETS: PLEASE MAKE SURE THAT ALL EXTERNAL FAUCETS AT THE VALVE UNDER THE STAIRS ARE SHUT OFF AND ACCESSIBLE THROUGH THE LIVING ROOM CLOSET. This is especially important now that we are going into the winter season. Thank you!

NEW SMOKE/CARBON MONOXIDE DETECTORS: It is recommended that all smoke and carbon monoxide detectors are tested in conjunction with the time change of November 4, 2018. Smoke detectors should be replaced every ten years and carbon monoxide detectors every five years. Manufacture dates should be clearly stamped on any devices. Thank you!

NEW INSURANCE DEDUCIBLES: The master policy has an Ice Dam deductible of \$5,000 per unit, per occurrence deductible. There is a Water Damage deductible of \$10,000. Please check with your HO6 policy carrier that you are covered for these amounts. If you need more information about, please email Jodie Champagne, Association Administrator at jchampagne@evergreenharvardgroup.com.

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.

UNIT SALE OR REFINANCE: Anyone involved in a condominium sale or refinance should go to www.evergreenmgt.com, click on the **HomeWise Sales and Refinance Docs** tab to access the information and paperwork needed to complete a unit sale or refinance. If you do not have internet access, please contact Home Wise directly at: 866-925-5004.

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