

# TIDEVIEW ESTATES CONDOMINIUM ASSOCIATION

## Community Information Notice

December 22, 2009

The following are notices of a general nature to all unit owners at Tideview Estates Condominium Association. Please read this material carefully. *Investors- please provide a copy of this notice to your tenant(s).*

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**ASSOCIATION WEBSITE:** [www.evergreenmgt.com](http://www.evergreenmgt.com) select Tideview, username: TVC, password: 100

**CHRISTMAS TREE REMOVAL:** Pick up for Christmas trees will be done on **Friday, January 8, 2010.** Please put your tree at the end of your driveway.

Trees are not to be left at any other time. If you are unable to make this scheduled pickup date, then you must make your own arrangements to dispose of the tree.

**HOLIDAY DECORATIONS:** Just a reminder, all holiday decorations are to be taken down by **January 17, 2010.**

**WITH THE HOLIDAYS COME VISITORS:** Please be respectful of your neighbors and abide by the **Parking Rules and Regulations of Tideview Estates:**

No parking shall be permitted on lawns, in the roadway, or in fire zones. Each unit is limited to two parking spaces, immediately perpendicular to their Unit. Vehicles may not park in a manner that impedes the parking of their neighbors. Absolutely, NO vehicle of any type and for any reason may park or drive on the lawn or landscaped areas...

...Please educate your guests as to the parking rules. Any vehicle in violation will be towed at the owners expense with no advance notice required. Visitors may park at either cul-de-sac. Temporary parking for guests is allowed in the roadway on the even numbered side of the street, NOT ON THE GRASS, or at the two (2) cul-de-sacs, but for no more than two (2) consecutive days without prior notice to management and permission from the Board. Unit owner shall register with the Management office any guest who shall stay for more than two weeks. Violators are subject to being towed at the owner's expense.

**SNOW REMOVAL:** Residents are reminded to move their vehicles to the areas specified in the procedures and in a timely fashion so the plow can clear the parking lot and parking spaces. It is the unit owner's responsibility to move their vehicles. If your vehicle is not moved, you are responsible to clear the area. **The Board reserves the right to tow any vehicle that is hampering snow removal.** If you have any concerns or problems with the contractor, please **do not** address the contractor - call Evergreen Management, Inc.

**SPEED LIMIT:** Please follow the **15 MPH** speed limit signs in your Association.

### Contact information for you Evergreen Management, Inc. team:

**Maintenance Coordinator:** Justine Bartlett, please email requests to [jbartlett@evergreenmgt.com](mailto:jbartlett@evergreenmgt.com)

**Financial Coordinator:** Jennifer Charrette, please email requests to [jcharrette@evergreenmgt.com](mailto:jcharrette@evergreenmgt.com)

**Sales / Refinancing:** Shannon McGahey, please email requests to [smcgahey@evergreenmgt.com](mailto:smcgahey@evergreenmgt.com)

**Association Administrator:** Michelle Brent, please email requests to [mbrent@evergreenmgt.com](mailto:mbrent@evergreenmgt.com)

**Association Manager:** Jason Lescalleet, please email requests to [jlescalleet@evergreenmgt.com](mailto:jlescalleet@evergreenmgt.com)

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

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## Snow Removal Procedures

Please note the following procedures:

1. The roadway and parking lot entry plowing will begin with an accumulation of 2 to 3" and maintained to allow safe passage to the mail house throughout the storm.
2. Immediately following the storm, the roadway and parking lot entries will be plowed to their full width and plowing of the parking spaces will begin.
3. It is your responsibility to move your car out of its space to ensure that the spaces are properly cleared and to prevent your vehicle from being plowed in. **Do not park in the street until after the storm.** The vendor cannot plow Tideview Drive with vehicles parked on it. It is also the responsibility of the vehicle owner to move from Tideview Drive after parking spaces are cleared.
4. In order for the vendor to plow the property effectively, all vehicles must be parked only on the '**even address**' side of the main road. That is, the left side of the road as you drive into Tideview Estates.
5. If you are going to be away or unavailable to move your vehicle after a storm, please make arrangements with a neighbor to have it removed when the plow arrives. **The Board of Directors reserves the right to bill Unit Owners that cause the Association to incur extra snow removal expense.** If you do not move your vehicle from your parking space when your parking lot is being cleared, you are preventing the vendor from clearing your neighbor's parking spaces as well as your own. **If the vendor bills the Association for a return visit to clear these parking spaces, the Board will pass this expense to the owner that did not move their vehicle.**
6. **ANY VEHICLE FOUND BLOCKING SNOW REMOVAL OPERATIONS MAY BE TOWED, WITHOUT WARNING, AT THE VEHICLE OWNER'S EXPENSE.**