

Gile Hill Condo Association Newsletter

July 2023 | #8

Next Board Meeting: August 8

The next board meeting will be held via Zoom on Tuesday, August 8, from 6:30–8 pm. All owners are invited to attend these meetings, so please email board president Beth McKinnon closer to the time at mccarper@msn.com for the Zoom link.

Once approved, minutes are posted on the [condo website](#) under Board Communication. [Minutes](#) for the April 11 board meeting are now available. The June 13 minutes will be posted on the website after they are approved at the August meeting. If you have questions about any board policies or actions, please email gilehill-coa-board@googlegroups.com.

Board Changes

Board members Monte Blaustein and Ben Staplin-Cai resigned from the board in June. A board member for many years, Monte began his latest round as treasurer in 2020, taking an active role in managing and overseeing the condo budget and finances. Ben joined the board in 2021, handling special projects and contributing his legal expertise. We appreciate their service.

Other members may go off the board when their terms end in October. If you are interested in serving as treasurer or in another board capacity, please contact Beth McKinnon at mccarper@msn.com to learn more. Your contribution of time and ideas is essential to maintaining our quality of life at Gile Hill, not to mention a good way to meet your neighbors.

Vermont Life Safety Inspection

On May 31 Vermont Life Safety conducted the mandatory annual inspection of condo and Twin Pines rental fire alarms, pull stations, and sprinklers, which is important for the safety of all residents. Maloney notified owners by email/text and asked owners to alert their tenants to provide access to units since Maloney does not have keys. Despite the notification, VLS was only able to inspect 34 out of 44 units. The condo board has stressed to Maloney the importance of giving more than five days' notice as well as knowing the sequence of inspections so owners and renters can minimize their waiting-around time. Coordination among residents for access can also improve inspection rates.

Trees, Glorious Trees

You've no doubt noticed the new maples that arborist Pete Butler and crew planted on May 4. Three were planted across from 2 Gile, one in the parking lot adjacent to 4 Gile, one on the lawn between 7 and 11 Gile, and one behind the townhouses on Granite Lane. The selection of locations was based on the original landscape masterplan created by Jack Rossi in 2021. Purchase (at Pete's wholesale price) and installation of the six trees cost \$6,000—\$5K from the condo association and \$1K from Twin Pines. Twin Pines CEO Andrew Winter said his organization may consider future contributions as part of its normal budget discussions at the end of the summer.

Thanks to the diligent watering by members of the landscape committee and other owners and the massive amounts of recent rain, the trees are thriving. Pete returned in June to fertilize, the \$250 cost of which was covered by an owner. He will remove the stakes and wires in the fall.

The landscape committee will meet with Pete later in the summer to discuss the Spring 2024 round of tree plantings. One concern is access to hoses and spigots at the new (TBD) locations as well as watering volunteers to make sure the new batch gets off to a good start. The committee has been pleased by the positive and encouraging comments received from condo owners and renters during installation and as they water several times a week. It has definitely been a positive community-building experience.

Gile Rentals Get HUD OK

In May, Maloney Properties passed the US Department of Housing and Urban Development [Real Estate Assessment Center \(REAC\)](#) inspection of the Gile Hill rentals. HUD inspects public housing and multifamily housing properties participating in its rental assistance programs every one to three years, based on previous inspection scores. If the score is between 90–100, HUD inspects every three years.

With Maloney's score of 92, the next inspection won't be until 2026. According to senior property manager Diane Badger, the team inspected a sample of 20 apartments. Two missing sprinkler head

escutcheons (one in a unit and one on the outside of a building) resulted in a 7.5-point deduction. The remaining .5-point deduction was for two broken bathroom sink faucet stopper assemblies.

Congratulations and thanks to Diane and Tom for their hard work in hiring and overseeing landscapers, painters, and pavers to address maintenance issues before the inspection.

Lebanon Solid Waste & Recycling Facility

Residents of Lebanon and authorized communities like Hanover must obtain a free [Solid Waste permit](#) before using the Lebanon Solid Waste and Recycling Facility. Hanover residents can apply for a permit [online](#). Dropping off recycling, metal, and compostable [food scraps](#) (bagged in either paper or compostable plastic bags) is free, but a permit is still required.

After December 31, 2023, [punch cards](#) will no longer be accepted at the landfill (unless used by a Lebanon resident). Instead, users will be required to pay for trash disposal by an online system and use prepaid purple trash bags purchased from grocery stores and other retail outlets. Non-bagged trash will be charged by weight. This [fact sheet](#) and June 21 [Valley News](#) article provide more specifics.

2023 Hazardous Waste Collections

- Friday, July 14, 9 am–noon at Lebanon High School
- Saturday, August 5, 9 am–noon at Newbury Highway Garage, 50 South Road (watch for signs: Route 103 to Village Road to South Road)
- Saturday, September 30, 9 am–noon at Lebanon High School

What to bring and what not to bring are outlined [here](#). Local residents can help reduce wait times at these events by bringing the following items to the Lebanon Solid Waste and Recycling facility whenever the facility is open: anti-freeze, batteries, fire extinguishers, fluorescent light bulbs, mercury-containing devices such as thermostats and thermometers, and used oil.

New Town Website

The Town's redesigned website is now live at www.hanovernh.org (same URL as before) with many new features. Users can create an optional online account, sign up for alerts and notifications, and access a wide array of news and information, including Town Manager Alex Torpey's monthly podcasts.

Please note that Town Hall and other departments began "summer hours" on July 3. Town Hall is open from 8 am to 4:30 pm Monday through Thursday and from 8 am to 1pm on Friday for July and August. Click [here](#) for other departments' summer hours.

Complaints / Compliments / Questions

- Maloney Property Management
gilehill@maloneyproperties.com
- Gile Hill Homeowners Board Email Group
gilehill-coa-board@googlegroups.com
(This goes to all current board members.)
- Gile Hill Condo Owners Association Email Group
<https://groups.google.com/u/0/g/gilehill-coa>
(Use this link to subscribe if you haven't already.)