

# Gile Hill Condo Association Newsletter

May 2022 | #4

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## Short-Term Rentals Prohibited

As a reminder, owners may not lease their units for periods of less than six months. This long-standing prohibition is outlined in the Gile Hill Condominiums [Rules and Regulations](#) and is intended to foster a committed and stable residential community, especially in the wake of short-term rental services such as Airbnb.

If a situation arises that makes a shorter period necessary, an owner may submit a written request to the Board to waive this rule on a case-by-case basis. All such requests must be received prior to the beginning of the lease term in order for the request to be considered by the Board. Leased units may not be occupied by more than two unrelated persons.

In the event the Board needs to take action to assure compliance with this rule, all costs, including attorney fees, will be assessed to the unit owner. A lien may be placed on the unit of an owner who fails to reimburse the Association on a timely basis.

Owners leasing their units are also expected to comply with all Town of Hanover rules relating to leased residential property, including registering all leased property as required by town ordinance (Town of Hanover Ordinance #37). Information on town rental requirements, including the rental registration form, can be found at <https://www.hanovernh.org/rental-housing>.

## E-Bike Demo Day

[Sustainable Hanover](#) and [Vital Communities](#) are partnering on this year's [Upper Valley E-Bike Lending Library](#), which allows participants to reserve and borrow an e-bike. Hanover's June 8–28 library sponsorship includes three Demo Days (where people can see four different e-bikes and take them for quick spins) and several two-day loans. Gile Hill is hosting a Demo Day on Saturday, June 11, and a two-day loan from June 12–13. Participants must reserve a spot in advance and sign a waiver of liability. Vital Communities' insurance for this event covers participants, volunteers, staff, and venue.

Residents of the condos and rental units may book a timeslot for one of the Demo Days or two-day loans during June [here](#). If you haven't tried an e-bike before, now's your chance. With Gile's hills and low-traffic roadways nearby, our neighborhood is a perfect place to try them out.

## Interim Condo President Beth McKinnon

Condo Board secretary Beth McKinnon has volunteered to serve as interim condo president through October while Tim Tregubov and his wife, Olivia, focus on Vera Luna Tregubov, who was born on March 17. According to Tim, "Mom and daughter are doing well and we are figuring out this whole parenting thing!" Congratulations to Tim and Olivia. Board members will alternate taking minutes during this time.

## Twin Pines Tenant Association

As you may have noticed from fliers posted in various locations, tenants renting from Twin Pines are in the process of forming a union to try and see some improvements for their units. This group covers all Twin Pines buildings in the Upper Valley, which currently number twelve. As we learn more about this group and how it might affect our condo units we will let you know.

## Upcoming 2022 Board Meetings

Board meetings for the remainder of the year will be held June 14, August 9, October 4/annual meeting, December 13. All are held on Tuesdays from 6:30–8 pm via Zoom (<https://tinyurl.com/gilehillmeeting>. Meeting ID: 919 3617 1521; passcode: 894843.) Once approved, minutes are posted under [Board Communication](#) at [www.gilehillcoa.com](http://www.gilehillcoa.com). Owners are encouraged to attend board meetings as the best way to stay current on issues affecting our homes and investments and to make their views known.

## Condo Insurance Coverage

The February 2022 [newsletter](#) included four insurance-related documents provided by Mindy Bero of [Hickok & Boardman](#), our independent agent (conduit to the commercial insurance market):

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Summary of Insurance, Condominium Insurance, Loss Assessment Coverage, and Loss-of-Use Coverage. To make them easier to retrieve, the files have also been posted on the website under [Rules and Documents](#).

Owners should never assume that the condo master policy will cover an incident. Owners should also have their own general liability insurance coverage. Contact your insurance carrier if you have any questions about the right kind of coverages for you. [Article V](#) of the Condo Bylaws covers insurance.

## Hazardous Waste Collection

Household hazardous waste may be dropped off free of charge at locations in Claremont, Lebanon, and New London on June 4, July 15, August 6, and October 1. Check the [link](#) for details and specific inclusions/exclusions.

## Emergency Response Procedure

All owners and their tenants should be familiar with the emergency response procedure [document](#) under Rules and Documents on the condo website. In brief, for fire, security, or health emergencies, first dial 911. Notify Maloney Properties immediately after. Other specifics are outlined in the document.

Maloney Properties' 24-hour emergency phone: 888.389.6687.

[Hanover Water Department](#): 603.643.3439 x4 (office) or 603.640.3236 (shop). After hours, weekends, and holidays, contact Hanover Dispatch at 603.643.2222.

[Liberty Utilities](#): For power emergencies, call 911 and then Liberty Utilities at 855.349.9455.

[Eastern Propane](#): For gas odors, gas leaks, urgent delivery, or repairs requiring immediate attention, call 800.523.5237.

Plumbing: Harriman's does not offer plumbing services. (The condo contractor list and condo emergency response procedures on the website are being updated to reflect this.) One recommended plumber nearby is J&B Plumbing & Heating, 50 Greensboro Road, Hanover, 603.643.5770.

## Maintenance and Non-Emergency Issues

All maintenance requests must be emailed to [gilehill@maloneyproperties.com](mailto:gilehill@maloneyproperties.com) so Maloney can document the request and its disposition. Please refrain from texting/calling Maloney representatives directly as this bypasses its work order system.

## Keeping Contacts Current

Please make sure Maloney has your and your tenant's contact (and vehicle) info so that they can update their email and robocall lists for necessary notifications (e.g., snow removal, boiler inspections, etc.).

## Complaints / Compliments / Questions

Please contact any of the following:

- Maloney Property Management  
[gilehill@maloneyproperties.com](mailto:gilehill@maloneyproperties.com)
- Gile Hill Homeowners Board Email Group  
[gilehill-coa-board@googlegroups.com](mailto: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.)

## Newsletter Feedback

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