

Gile Hill Condo Association Newsletter

March 2023 | #7

Change in Boiler/Vent Service

As you know, \$12 per month of the condo maintenance fee pays for biennial boiler service and dryer vent cleaning. Up until now, this service has been done by Harriman's HVAC. Because of the difficulty with getting this work completed at times convenient for the owner/resident, the board has been looking at alternatives. At the February 21 meeting, the board agreed to the following change, which will be evaluated after the end of 2024:

Owners will have the option of contracting with any licensed and insured contractors (including Harriman's) to maintain their hot water heater and clean the dryer vent. This work must be completed between July 1, 2024, and December 31, 2024. Once the work is complete, a copy of the receipt stating what work was completed must be submitted to Maloney Property Management. Everyone who has the maintenance work completed on time will receive a \$288 credit towards their first condo maintenance fee payment in 2025. Any unit not serviced by December 31, 2024, will not receive the credit. Further instructions will be issued closer to the time.

We will continue to collect the \$12 monthly fee through the end of 2024, at which point the board will decide how to proceed in future years. Anyone who purchases a new hot water heater anytime in 2023 or 2024 is exempt from this requirement for this cycle only.

Upcoming Maintenance

The following exterior condo building work is being planned for late spring and summer of this year.

- 4, 7, 11, 15 Gile Drive condos and carports: pressure wash, brighten, and water-seal weathered sections of wooden beams of stairwells and carports exposed to elements; same for decks at units 3-27 Granite Lane. Cost: \$25,500.
- 11 Gile Drive soffit repair: prime and paint soffit as well as upper gray roof trim. Cost: \$8,975.

We're also exploring doing additional work this year on the four Gile Drive buildings, work that would

require the rental of a lift. The goal is to consolidate lift rental costs as much as possible into a single year.

Bylaws/ Declaration Update

The Board is undertaking, with the help of an attorney experienced in NH condo law, an update of the GHCOA Bylaws and the Declaration of Condominium. Both documents date to 2008. Changes in related NH law, as well as other needs, have prompted this effort. Changes in these documents would require approval from 2/3 of owners. More information will be coming.

Next Board Meeting: April 11

The next board meeting will be held via Zoom on Tuesday, April 11, from 6:30–8 pm. Owners are encouraged to attend board meetings. Please email board president Beth McKinnon at mccarper@msn.com for the Zoom link. Once approved, minutes are posted on the [condo website](#) under Board Communication. If you have questions about any board policies or actions, please email gilehill-coa-board@googlegroups.com.

Keep Units Warm

Although Spring is around the corner, sometimes we get a March or April surprise in the form of snow and cold weather. It is very important to continue to keep our units warm, especially when we are away. Please leave your thermostat set at 50 degrees F or higher until winter is truly gone. One frozen pipe can cause extensive damage not only to your unit, but to the units around and below you. Please alert your tenants as well.

Storing Items on Entryways or Back Decks

Please do not leave any items on your front entryway/porch other than a chair or other small piece of furniture. Trash, recycling, storage containers, etc., should not be left outside on either the front or rear decks. Aside from being unsightly, items may blow over during strong winds, it makes it more difficult for the cleaner to sweep your area, and it is against Gile Hill regulations. Please contact any board member if you have questions.

Landscape Progress Continues

Two years of landscape investment have given us a master plan to reinvigorate and repair Gill Hill's planted landscape. In October 2022 certified arborist Peter Butler did significant pruning and removal of damaged trees and growth. As reported in the [December 2022](#) newsletter, that work set the stage for new plantings, which will provide privacy, fill in some open areas (grassland and next to buildings), and "soften" the starkness of the building architecture.

Now comes the fun part. The Landscape Committee, chaired by Ann Carper and comprising owners Peter Clark, Sarah-Jane Kerr, Louise Moon, and Lisa Stedman, is thinking hard about how to maximize the use of our \$5,000 budget for 2023. During a recent Zoom call with Peter Butler, committee members and Peter discussed the addition of at least five maples and one ginkgo, with exact specimens, quantity, and placement to be determined this spring.

To supplement our limited funds and to permit us to complete this year's plan, we hope that condo owners can support this work by contributing something toward an "Adopt a Tree" effort. This is a single-year campaign aimed at jump-starting our new planting and getting as many new trees in the ground and growing as possible. Some funds have already been pledged and any amount of support is greatly appreciated. Please contact Ann Carper at acarper2012@gmail.com.

Styrofoam Collection: April 1

[Sustainable Lebanon](#) is hosting a multi-town collection on Saturday, April 1, 9–11 am (rain or shine) behind Jake's Coffee at 227 Mechanic Street, Lebanon. [Eligible materials](#) are foam packing blocks, coolers, clean meat and produce trays, egg cartons, and clean plates and cups. Styrofoam must be clean and any tape or foil must be removed. Foam packing peanuts are not accepted, but may be dropped off at Hanover True Value hardware store.

The April 1 collection is free, although donations are welcome to help defray the cost of trucking the material to Gilford (NH) Solid Waste Center where it will be pressed into blocks and sold to be repurposed elsewhere.

As a reminder, Styrofoam is NOT recyclable at Gile Hill, so if you miss the April 1 event, place it in the trash or, better yet, save it until the next collection.

Closer to home, [Sustainable Hanover's](#) first [Styrofoam recycling event](#) was a huge success. Held at Hanover Public Works on February 11, 2020 volunteers collected two big truckloads of Styrofoam from more than 140 NH and VT area residents. Other towns will be holding collection events throughout the year, so be on the lookout for notifications.

Textile Recycling

Nearly 10% of all trash in local landfills are textiles, and now the Upper Valley has a few sustainable ways to help you get rid of unwanted items. [Apparel Impact](#) has a bin at Dan and Whit's in Norwich that accepts clothing, shoes, accessories, and sheets and towels. [Accepted items](#) do not need to be in wearable condition, but must dry and odor- and mold-free.

The Lebanon Solid Waste Department is doing a 3-month [textile recycling](#) trial run at the Lebanon Solid Waste and Recycling Center (370 Plainfield Road, West Lebanon). The collection will be inside the front door of the recycling center on the right. Lebanon residents and residents in authorized participating communities (like Hanover), must obtain a [Solid Waste permit](#) before using the facility.

Hanover Public Works (194 Lebanon Street, across from Buck Road) will have a textile drop off bin later this year.

2023 Hazardous Waste Collections

- Saturday, May 6, 9 am–noon at Lebanon High School, 195 Hanover Street (off Route 120)
- Friday, July 14, 9 am–noon, Lebanon High School
- Saturday, September 30, 9 am–noon, Lebanon High School

Click [here](#) for more info about these events and ways to dispose of hazardous waste throughout the year.

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.)