

West Cove “D”
“F Y I”
For Your Information

OWNER REQUESTS

Please note that all requests for changes and/or alterations must be submitted in writing to your Board of Directors. The West Cove “D” Alteration Form can be printed from the Belle Terre website www.belleterreus.com – go to the D Owner Section homepage. Submit your request to: West Cove Board of Directors, P.O. Box 297, Grantham NH 03753 or email it to the Board at: boardof-directors@comcast.net.

INSURANCE

Please remember that your Association’s Insurance Policy has a \$5,000 deductible. In accordance with your By-Laws, owners are responsible for the first \$5,000 if the damage is the result of an insurable loss. We recommend you discuss this with your own insurance agent to confirm you have the proper coverage on you HO6 Policy (Homeowner).

TRASH REMOVAL

Pick-ups are Mondays only [subject to change during holiday weeks]; please be sure the trash is properly bagged [tall kitchen bags preferred] and stored in the designated area to avoid animals strewing it about. Although recycling is appreciated, it is not mandatory at this time.

If you would like a dump sticker for your vehicle, you can pick one up at the Grantham Town Office. Provide your name, Association name and bring your vehicle registration and they will issue you a sticker at no charge.

CANOE STORAGE

There are storage racks available for your use. They are located in the “beach” area and/or along the fire lanes. Contact the Eastman Community Association for rates and availability. Please remember to launch your watercraft from the designated areas.

GROUNDS MAINTENANCE

All grounds maintenance is taken care of by the Association, including snow removal. Per contract, walks are scheduled to be shoveled, between 7:00 a.m. and 5:00 p.m. when 2 or more inches of snow have accumulated. (Workers may arrive earlier and stay later depending on storm size.) Storms 2 inches or less are the responsibility of the unit owner; therefore, please remember to keep a shovel handy in your unit for those snowstorms 2 inches or less. Snow melting from the eaves can cause early morning ice spots; therefore, we provide a container of ice melt (placed in your storage shed) to be used at your convenience. Refills may be picked up at our office at 548A Route 10 South. The plowing and sanding of roads/parking is done as needed after at least two inches of snow has fallen. Occupied units are done before unoccupied units, so it is helpful if you notify our office of any long-term tenants.

TENANTS

Keeping tenants apprised of the rules, regulations, service schedules, etc. is the responsibility of the unit owner. Please keep your tenant and/or rental agent updated on any issues pertinent to their stay in your unit. Remember, tenants do not receive correspondence from the Association

MANDATORY CHIMNEY INSPECTIONS

Active wood burning appliances and flues are inspected annually and cleaned at the time of the inspection if the sweep determines cleaning is necessary. The Association pays for the unit owners' responsibility to pay for both the inspection and the cleaning; the unit owner account will be assessed the applicable fees. Please remember, advance notice for the exact day and time is not given for chimney inspections. Owners are notified via email of the tentative dates and must sign up for the inspection if burning wood.

To help preserve the structural integrity of your chimney and to safeguard against fires, please adhere to the simple basics outlined in the "Wood Burner's Alert".

FIREWOOD

Firewood must be stacked a minimum of 2-3 ft. from the unit, including, decks, walkways and their supports. Please ask the provider of your firewood to take caution not to damage any shrubs/trees in the delivery process. Owners are responsible for cleaning up any debris left as a result of the delivery. Firewood should be covered with a brown tarp to help ensure the wood stays dry for burning.

PARKING

The Eastman Community Association issues the required parking sticker for the Eastman Community Association. You can pick up the Eastman sticker at the South Cove Activity Center.

BILLING

Quarterly bills are sent out two weeks prior to the first payment's due date. Payments may be made on either a quarterly or monthly basis, payment is due on the first day of the month. Quarterly payments must be made in the first month of the quarter to avoid late charges. Please note: The Association's fiscal year is September 1st to August 31st.

KEYS

Please remember to notify the Belle Terre office in advance if you would like your unit key released to a vendor, guest, and/or tenant. Also, please remember this service is a courtesy; therefore, we recommend you make advance arrangements for the key pick up. Pursuant to our Bylaws, owners must provide Management with a working key.

Belle Terre Property Management - PO Box 297 Grantham, NH 03753

Phone 603.863.1405

E-mail: office@belleterreus.com

Website: www.belterreus.com

Board Email: boardof-directors@comcast.net