

ALPINE VILLAGE CONDOMINIUM WINTER REMINDERS 2025-2026

John MacDonald of MacDonald Property Management may be reached at 603-398-5871 or at avpmjohn@gmail.com.

Please register at the website! www.av03262.com

Reminder: KEEP electric heat ON at 50 degrees and shut OFF water when leaving your unit.

PARKING: Parking is always a concern, but more so in the winter. During the winter Guest parking signs are put up to help identify overflow parking areas. Please, **park only one vehicle in front of your unit, especially when it is busy.** Park all remaining vehicles in guest parking areas. These areas are located to the right of Alpine Village Drive as you drive in; the parking areas not located directly in front of a building; and the area near the tennis courts. Parking spaces are on a first come basis. **No one has a reserved space, but please be considerate of your neighbors in the way you park in front of a building to allow for the maximum number of vehicles. Also, please move your vehicles during the winter whenever it snows to accommodate the snowplow!** Please DO NOT PARK around the circles in the cul-de-sacs. This area NEEDS to be left open for emergency vehicles to access the buildings! Long term parking of any kind is not allowed. Please utilize the parking maps on the website.

SNOW REMOVAL: Rob Hiltz is doing your snow plowing and shoveling again this winter. PLEASE MOVE your vehicles when Rob is plowing in your cul-de-sac. If you are unable to move your vehicle during the regular snow removal, please DO NOT continue to park in the same spot. **Vehicles need to be moved during storms for optimal snow removal. Your cooperation is greatly appreciated. No vehicle may be left on property without the ability to be moved during or shortly after a snow fall.**

Due to liability factors, sand WILL BE placed on walkways when weather conditions warrant. **Also, please continue to be aware of snow and/or ice buildup on roofs. LOOK UP BEFORE ENTERING/EXITING a unit for potential buildup. Please call John if you observe ANY potential areas of concern. 'NO Sand or Salt' signs are not allowed!**

WOOD BURNING SYSTEMS: The approved listing of wood burning units can be found on the website. There is a moratorium on new installations of burning systems. We hope you understand this is a life safety issue. The insurance company also requires a level two inspection of all wood burning systems. Furthermore, units that have wood burning systems that rent their units need to lock them! **RENTERS ARE NOT ALLOWED TO BURN WOOD.** The insurance company is adamant about this. There will be a \$3000 fine for violations of this policy. Please refer to the fine notice.

PROPANE SYSTEMS: Units that convert to propane still need to follow all the rules. See the website under Heat for more details.

DUMPSTER AND RECYCLING: The Association moved the contract with Casella to Waste Management last year. It has been going well. All construction/renovation and any furniture, mattresses, appliances, TV's etc need to be taken to the transfer station in Lincoln. (Take Recycle Road just past McDonalds). Any recyclable material may also be brought there. You may call John if you need help at 603-398-5871. THE TRANSFER STATION CHARGES FOR MANY OF THESE ITEMS. JOHN NEEDS TO COLLECT THE FEE FROM YOU, usually only \$5 or \$10. Please DO NOT leave things at the dumpster coral because inevitably everyone will be paying for your item.

LIMITED COMMON AREAS: Please check out the area behind your unit. If you have a garden hose remove it from the sill cock. This will allow your sill cock to drain so it won't freeze and cause damage to your unit. Do not store grills and lawn furniture against the building or under the roof eaves. Snow and ice will build up around them and run off from the roof will be directed into the building. Also, the ice build-up on the roof may fall on these items, causing damage to them. **Decks are required to be shoveled.**

SNOWMOBILES: The use of snowmobiles and all off road recreational vehicles is prohibited in the Alpine Village. Please leave your snowmobiles on trailers and park them in the overflow parking areas. Please do not park them, or anything else, in the center of the cul-de-sacs.

INSURANCE: A friendly reminder that all owners are **required** to have their own insurance policies. Please review your insurance policy with your insurance agent. The association has a \$50,000 deductible so please make sure you are covered for the deductible. Please see the guidelines on the website under Important Owner Information; Finance & Insurance; Alpine Village Insurance specs 2025 (Condo Unit owners Policy HO6).

INTERNET- CABLE TV: The internet has been up and running in all units. If you have difficulties, the Spectrum wifi customer support number has been very helpful **(855) 895-5302**. The number for cable related services is 833-697-7328. Remember when dealing with the cable company you need your correct E911 address, building #, street (cul-de-sac) name and then unit number. Three HD set top boxes are part of the current cable contract with Alpine.

DUES STATEMENTS: The association is converting to sending all statements regarding dues by email. Contact Kathy at 603-745-6640 or kathleenmcs5@gmail.com or mcsweeneyk@outlook.com if you have to have your statement mailed to you.

ELECTRICAL: Reminder that you **HAVE** to keep the electric baseboard heaters in your unit! One or two may be taken out to accommodate the Rennai heaters, but you can not heat by gas or K-1 alone. Many of the hardwired smoke alarms in the units have never been changed, meaning they are well into their thirties! It is recommended that all alarms be changed every seven to ten years, depending on the manufacturer of the alarm unit.

PER CONDO DOCUMENTS: YOUR HEAT NEEDS TO BE SET AT 50 DEGREES. YOU SHOULD ALWAYS TURN OFF YOUR WATER WHEN LEAVING YOUR UNIT! PLEASE ALWAYS CLEAN UP AFTER YOUR ANIMALS! FINES WILL BE GIVEN! PLEASE DO NOT LET THEM DO THEIR BUSINESS IN FRONT OF THE UNITS OR IN THE ISLANDS.

PLEASE MAKE SURE ALL GUESTS AND TENANTS KNOW AND FOLLOW THE RULES.