

**Mountain River East Condominiums  
P.O. Box 1020, Campton, NH 03223**

**Memorandum**

Date: June 13, 2011  
To: Mountain River East Condominium Membership  
From: Bourque Property Management  
RE: Paving Special Assessment, Slider Replacements, Water Heaters, New MRE Website

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**PAVING SPECIAL ASSESSMENT:**

At the May 28, 2011 Annual Meeting, the Board of Directors informed the membership of a \$24,000.00 special assessment for the second phase of the ongoing three phase paving project at Mountain River East. This assessment will be billed to you over the next three quarters, starting with the upcoming July 1, 2011 invoices.

The second phase and the third phase paving work will be completed at the same time in 2012 to avoid what are called "cold joints". These joints result where paved edges completed at two different times meet, and are undesirable.

There are plans for a third assessment after the second, which will be billed over four quarters, with the amount yet to be determined.

Also presented at the recent Annual Meeting was a plan for a timber harvest at Mountain River East. The target date for this project to take place is during next winter. The profit from the timber sale will go directly into the Reserve Account, and it is possible that it may offset some of the third assessment, but this is also yet to be determined.

The chart below lists the special assessment amounts for each style unit, and the quarterly payments for the next three quarters for each style unit.

**Assessment Fee Calculation**

<b># of units</b>	<b>Style</b>	<b>Beneficial Interest per</b>	<b>Total Unit Style Ben. Interest</b>
16	E	0.9518%	15.23%
16	F	1.1420%	18.27%
40	G	1.3642%	54.57%
8	G+	1.4914%	11.93%
			100.00%

<b>2011 - 2012 Paving Special Assessment</b>			
<b>\$24,000.00 Special Assessment</b>	<b>TOTAL AMOUNT</b>	<b>Amount Divided by 3</b>	<b>Condo Fees for the next Three Quarters</b>
Unit Style			
E	228.75	76.25	590.75
F	273.75	91.25	687.50
G	327.75	109.25	800.75
G+	357.75	119.25	865.25

SLIDER REPLACEMENTS:

- There are still 32 sliders that have not been replaced at Mountain River East. The majority of the remaining sliders needing replacement are in rough shape. The concern is that the degrading wood on these sliders is allowing water to seep in ruining the insulation and interior studs. This is true especially at the second floor level. When water seeps in, hidden rot may be occurring, and the wet insulation will not efficiently insulate your condominium. Another result from deteriorating wood on sliders is that the whole glass panel will drop and leave a gap open to the weather. This has happened to a couple of units during winter months. Obviously this will create major heat loss.

Please inspect your sliders and make plans for their replacement. Call or email BPM for contractor information if needed.

WATER HEATERS:

It is now time for the second round of Hot Water Tank replacements to begin. Any tank over 10 years old should be considered for replacement. Anyone needing help in determining their tank's age can contact the management company.

NEW MRE WEBSITE:

- Tim Duggan has revamped the MRE website. Please take the time to explore the site- [www.mountainrivereast.com](http://www.mountainrivereast.com). He has done a great job providing a comprehensive source of information for Mountain River East Condominium Association. You will find FAQs, documents including memoranda, the MRE Declaration and Bylaws, miscellaneous items including the hiking trail map, forms, guidelines, Northern Pass information, water quality reports, contacts, and meeting minutes, notices, and president's letters from past years. The information on the site is current, and additional meeting information will be added this summer.

If you have any questions, comments, or concerns, do not hesitate to call or email us.

Bourque Property Management  
603-536-4488  
[4bourque@roadrunner.com](mailto:4bourque@roadrunner.com)