

# Knightsbridge Arms Condominium Association



## 2021 Board of Directors

Peter Dolloff - (2020-2023)

Bob Prior - (2018-2021)

Steve Vallier - (2019-2022)

Barry Warhola - (2018-2021)

Russ Woolbright – (2020-2023)

**Two seats are up for election**  
*(Each seat to serve a 3-year term)*

Because of ongoing and varying Covid-19 restrictions and protocols, we are working to define the safest way to conduct this year's Annual Meeting.



### **Mark your calendars!**

#### **Annual Meeting**

Tuesday, August 3, 2021

Meeting begins at 7pm.

**Notices will be mailed in July to all unit owners with more information on how we will conduct the meeting.**

## *Community Reminders...*



### **We love birds too, but we don't like PEST INFESTATIONS!**

We are seeing more bird feeders on all balconies now that more residents are at home to enjoy the view, however the bird food is causing a bigger problem with squirrel and mice infestations.

*(This applies to all floors, all balconies)*

#### **PLEASE REMOVE BIRD FEEDERS FROM BALCONY**

*You may move your feeders along the wooded edge of the property away from the buildings. This will help reduce the rising costs of pest control.*

#### **Please use garage for Storage**

***Please do not store bikes inside building hallways. Hallways must be kept clear of shoes, work boots, toys, bikes, and ALL PERSONAL BELONGINGS.***

### **ELECTRIC GRILLS ARE PERMITTED**

**NO OPEN FLAMES OR GAS GRILLS.**

**FINES WILL BE ENFORCED**

**PAINT TOUCH-UPS UNDERWAY IN ALL BUILDINGS MOST UNIT DOORS THAT WERE IN NEED OF TOUCH UP PAINT HAVE BEEN COMPLETED.**



**SPRING CARPET CLEANING  
IN EACH BUILDING ON  
EACH FLOOR WILL  
BEGIN IN APRIL**

*Please remove door mats,  
shoes, boots, and any  
personal items in hallway.  
Any items left in hallway  
will be removed at owner's  
expenses.*

THE BUILDING CLEANING  
CREW CONTINUES TO  
DISINFECT DOOR  
HANDLES AND COMMON  
AREA SURFACES.

**KNIGHTSBRIDGE ARMS HAS A  
NO DOG POLICY**

**SERVICE ANIMALS ARE AN EXCEPTION  
AND MUST BE REGISTERED WITH THE  
ASSOCIATION'S PROPERTY MANAGEMENT**

**Service Dog Requirements**

With respect to housing associated with persons with disabilities, those arrangements are covered under the American with Disabilities Act (ADA) and NH RSA 167-d. If the Condominium Association has no pet (dog) policy, it may result in the Association excluding persons with disabilities who use dogs as "service animals."

**FOR MORE INFORMATION & REGISTRATION INFORMATION:**

**PETER DOLLOFF, PROPERTY MANAGER**

**[PDOLLOFF@SEQUELNH.COM](mailto:PDOLLOFF@SEQUELNH.COM)**



*If you have a registered service dog  
please pick up dog waste –*

*Landscape crews will be out to start the Spring clean-up  
and lawn care.*

***Help us to keep  
your environment  
safe and clean...***



**CAMERAS ARE  
MONITORING  
DUMPSTERS - PLEASE DO  
NOT LEAVE TRASH BAGS  
ON THE GROUND**



***Be considerate of your  
neighbors and the property  
grounds and dispose of your  
butts in a proper metal can.***

**PLEASE DO NOT FLICK BUTTS  
ONTO GROUND.**

**NO SMOKING INSIDE  
BUILDING HALLWAYS OR  
LAUNDRY ROOMS**

**FINES WILL BE ENFORCED**



**POOL OPENING IS PENDING**

**THE CITY OF NASHUA COVID GUIDELINES.**

**IF CITY GUIDELINES ARE NOT TOO RESTRICTIVE, WE WILL CONSIDER HOW BEST TO OPEN THE POOL THIS SUMMER.**

**MORE DETAILS TO FOLLOW THROUGH APPFOLIO EMAIL & TEXT MESSAGES  
REGISTER FOR APPFOLIO TODAY!**

Things are changing quickly regarding our understanding of the COVID-19 virus, so expect that guidelines and recommendations will continue to evolve as science unravels the particulars of this virus.

The pool opening will be dependent on how restrictive the City of Nashua's safety guidelines will be for pool usage and how best the association can enforce the safety of all its residents.

**ALL RESIDENTS OF KNIGHTSBRIDGE ARMS CONDO ASSOCIATION**

***Only 50% of our residents have registered for AppFolio Software  
Don't miss out on important community news!***

**BOTH UNIT OWNERS & TENANTS**

**BECAUSE OF THE ONGOING AND VARYING COVID-19 RESTRICTIONS AND PROTOCOLS,  
WE WILL CONTINUE TO KEEP OUR MANAGEMENT OFFICE CLOSED TO THE PUBLIC.**

**APPFOLIO REGISTRATION IS FAST & EASY!**

**HERE'S HOW TO REGISTER:**

**SEND EMAIL TO: [AR@SEQUELNH.COM](mailto:AR@SEQUELNH.COM)**

**EMAIL SUBJECT LINE: "REGISTER FOR APPFOLIO"**

**(PLEASE NOTE IN YOUR EMAIL IF YOU ARE A "RENTER" OR "UNIT OWNER")**

**PROVIDE YOUR NAME, UNIT ADDRESS, PHONE AND EMAIL FOR ALL OCCUPANTS IN UNIT**

***Once we receive your request, we will enter you into our system.***

***You can unsubscribe at any time.***