

# Wolf Park Commons Condominium Assoc. Community News...

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**Building Maintenance**

**Contact**

**Property Manager:**

**Peter Dolloff**

**603-889-5160 X114**

[pdolloff@sequelnh.com](mailto:pdolloff@sequelnh.com)



**Your call is important to us...**

**Due to heavy call volume, our phone system is automated.**

**Please leave one message including your name, phone number and address.**

**Your call will be returned as soon as possible.**

*Thank you for your cooperation.*



## **Mark your Calendars!**

**Wolf Park**

**Annual Meeting**

**Tuesday, June 6th @ 7pm**

**Current Board of Directors:**

- ❖ Gary Day (2015-2018)
- ❖ Brett Gabriel (2016-2019)
- ❖ **One Vacant Seat (2017-2020)**

*We appreciate every past and present board member for volunteering their time to make this community a nice place to live.*

**Visit our website at**

**[SequelDevelopmentNH.com](http://SequelDevelopmentNH.com)**

*For your convenience, all condominium documents are available online.*

**Click on the top tab: "Condominium Documents" and select "Wolf Park" for printable documents:**

- *Community Rules & Regulations, Bylaws, Declaration*
- *Master Insurance Policy Information*
- *Generator, patio & storm door specifications*
- *Parking Policy*
- *Board Meeting Minutes*

**Online Bill Pay  
Owner Portal**

We encourage our homeowners to sign up for our new online AppFolio bill pay service.

Our recent upgrade with AppFolio software allows our customers to choose their method of payment.

**e-Check (ACH)** – no charge, free service

**Credit/debit card** – \*(2.9% convenience fee) will be charge to your account on all credit/debit card transactions. \*(Please be aware that *any charge below \$300 will be charged \$26.00. Any charge greater than \$300 will be charged 2.9%*)

**To set up your portal contact Laura in customer service during normal business hours Monday – Friday**

**603-889-5160 x111**

**[AR@Sequelnh.com](mailto:AR@Sequelnh.com)**

*Sequel will promptly send your online AppFolio Portal Invitation via email - Just Click on the link to Activate your account!*

# SEQUEL

DEVELOPMENT & MANAGEMENT

2 Knightsbridge Drive  
Nashua, NH 03063

Phone: 603-889-5160  
Fax: 603-883-2205

**Office Hours:**  
**Monday – Friday**  
**8am-4:30pm**

**CLOSED WEEKENDS  
& MAJOR HOLIDAYS**



**For after hours  
PAGER SYSTEM  
“Emergency”**

**Maintenance Service...**  
**603-889-5160**  
**Listen to the prompts  
carefully...**  
**(Select Option 5)**

**Leave your name phone  
number and brief  
description of your  
emergency. The on-call  
service technician will  
return your call as soon as  
possible.**

**For Fire or Gas Leaks  
Dial 911.**

**Please - Clogged Toilets or  
Sinks are not considered an  
emergency.**

## **Memorial Day Holiday Office Hours:**

Sequel Office will be closing at 3pm on Friday May 26th and  
**CLOSED Monday, May 29th for the holiday.**  
Office will re-open Tuesday, May 30th at 8am.



## **Gas Grills or Open Flame Grill Reminders...**

**DO NOT USE GRILLS  
NEXT TO BUILDING  
SIDING WILL MELT!**

### **Fire Hazard**

Town ordinance states that  
**NO GAS GRILLS OR  
OPEN FLAME GRILLS**  
can be used near multi-family  
buildings.

**You must be 10 feet  
away from building.  
Fines will be enforced.**



## **Parking Policy**



**Article IV – Section 5.01 of the Wolf  
Park Bylaws gives the board power  
and duty to administer penalties for  
non-compliance.**

**Only TWO (2) UNASSIGNED parking  
spaces per unit.** There is no guarantee  
that you will have parking available by  
your front door.

All vehicles in parking lot must be  
inspected, registered, and operable.

Fines and/or Towing will be enforced  
to any unit in violation.

Investors/landlords are responsible for  
requesting parking permit stickers for  
their tenants and communicating  
parking policy at lease signing.

**No Guest Parking in front of Buildings  
I, II, or III.** Parallel parking spaces are  
available for Guests by the front  
island.

**No parking in front of dumpsters  
and/or fire hydrants.**

**MOTORCYCLES** may be parked in  
front of your vehicle. You may not  
park the motorcycle in guest parking  
or in its own space.

**Third vehicle requests must be made  
in writing for board approval.**

Visit our website [SequelDevelopmentNH.com](http://SequelDevelopmentNH.com)  
for all board meeting minutes and important community news....



Lawn mowing and general landscaping  
will be starting soon...

**PLEASE PICK UP AFTER  
YOUR DOG!**



**TRASH PICK UP IS THURSDAY**

**PLEASE DO NOT LEAVE TRASH BAGS  
OUTSIDE OF DUMPSTER.**

**CALL OUR OFFICE IF YOU HAVE  
OVERSIZED ITEMS AT  
603-889-5160 X114**



**HAVE A SAFE AND  
HAPPY MEMORIAL DAY!**

## Up Coming Projects:

- **Front door steps** will be redone with high tolerance cement. The existing platforms have pulled away from the base of the building and the screws have rotted from excess water. The new steps will be formed and poured within the next month or two.
- **A community sign** has been created to identify the Wolf Park Condominium community with the physical address.
- **Electrical** – lighting in the parking lots have been recently worked on by an electrician. Please report any lights out so we may address any issues with the electrician.
- **Replacement of back fence** -- The back 6' ft stockade fence has deteriorated. Slats have been replaced over time however the structure has rotted away. The board will collect quotes for a fence replacement and scheduled the installation. Notices will be sent to all residents when work is scheduled.
- **Gutters** – We will be repairing any gutters damaged from the winter and winds.
- **Back steps and railings** – will be stained this summer.

