

# Granliden On Sunapee

Fall 2009

## Fall at Granliden

It never ceases to amaze me how suddenly our seasons change here in Sunapee. We may have a few summer like days in September, but the nights get colder and a fall nip gets into the air, seemingly on September 1. Right now, just before Columbus Day Weekend, the fall colors are really starting to brighten up and we hope that the weather cooperates through the weekend and the colors continue to improve. We are still waiting for our first frost of the season.

This fall we are spending a great deal of time doing tree cutting to restore views throughout Granliden, a never ending task. For the past few weeks we have been cutting up trees cut down last fall and this spring below Skijor Steppe. We will shortly be moving out onto the golf course to do cutting that will benefit Nord Hill and Tonset Slope. It is our hope that the weather will stay free of snow for an extended fall so that we can get as much cutting done as possible.

We have also started working with the engineering firm of Provan and Lorber to look at the alternatives available to the Association for the replacement of the water storage tanks at the top of the hill, and the pressure system that serves the Nord Hill units. It is our hope to have a proposal to submit to the membership at the spring meeting.

When summer finally arrived, some time in mid-July we were finally able to make some headway toward repairing the ice damage that we had on the golf course. It took the whole summer, but we finally have nine greens that are all starting to look pretty good. We have done our fall aerification work on the greens and collars as well as top-dressed the greens with fine sand.

We hope to have the driveway at the maintenance area paved in the next couple of weeks. The parking area for the office will be paved next spring after we have gone through a winter to make sure that all the settling in that area has taken place before it gets paved. We also plan to do some planting in the area that was occupied by the old

office as well as complete the landscaping around the new building. Many thanks to Alice Nangeroni who has donated hosta plants and day lilies for this project!!

## New Addresses

Over the past couple years, the town of Sunapee Emergency Services departments have been working on the eventual change to the enhanced 911 system. We became aware of this as we were in the process of signing people up to use the new central mail facility located at the new office building. We still have some concerns that we are trying to get worked out with the town so that we are comfortable that the new address will stand the test of time, allow for the quick response of emergency services, the easy delivery of packages from Fedex and UPS, and is acceptable to the US postal service. Not an easy task to accommodate all three!!

If there is a change in your address, you will be notified by either the postal system if you currently receive mail at Granliden, or the town. We will also follow up on this to make sure that everyone knows their new address. At this point there has been no effort to renumber Granliden; the emphasis has been on combining the current numbers with either a town road or a Granliden area.

## Water System Flushing

As part of routine maintenance we will be flushing water mains in Granliden the week of October 26<sup>th</sup>. Flushing the water mains helps remove sediment and allows us an opportunity to make sure that all valves are operating correctly. It will likely mean that the water may be cloudy for a day or two after flushing. You may want to avoid doing loads of laundry during this time as it is possible that some staining could result. Typically if you run the water for a minute or two it will clear up.

# Fall Reminders

It is that time of year again when we like to remind everyone of a few things. Please take a minute to read through the following lists to ensure that we all have a safe and efficient winter season.

## Alarm System

- If you plan to drain and winterize your unit, please notify the office so that we may take your low temperature alarm off-line for the winter.
- Owners are encouraged to maintain their own smoke detectors with an audible signal. This is a good time to change the batteries in those as well.
- Please keep your heat no lower than 50 degrees during the colder months. If left below 50, the low temperature alarm will be activated and we will receive a call. After the first false alarm, there is a \$50 fee for subsequent false alarms.

## ▪ Safety Reminders

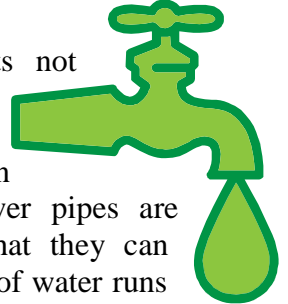
- If your chimney has not been cleaned and inspected recently, this is a good time to have that done. Please be sure to pull all furniture and drapes out away from the heat registers.
- A number of units now have some source of gas heat. If your unit has a gas heater, please make sure that the area around the heater is safe. Move papers and other combustible items away from the heater.
- If you use a woodstove or fireplace please pay strict attention to all safety rules pertaining to their operation. Keep all combustible items well away, this includes firewood and kindling. Don't store your matches anywhere near the stove or fireplace.
- If you use candles, please use them with care and make sure they are stable and not near any combustible material.
- Have enough fire extinguishers in your unit; know where they are located and how to use them.



- When burning wood, leave the coals in the fireplace or stove until they are totally out. This may take a few days. When you remove them, put them in a metal container and do not leave that on a combustible floor.

## Water

- Remember to turn your water off when leaving your unit for more than a day or two.
- Leaky toilets and faucets not only waste water, they also are one to the leading causes of frozen sewer pipes. Many sewer pipes are buried shallow enough that they can freeze. If a small amount of water runs continuously through them, it will eventually build up enough ice to plug the line. Another good reason to keep the water off when you are not around!!



## General

- Remember to keep a few things in your unit for safety during the winter. Often ice will build up on entry way steps as snow melts off the roof and re-freezes on the ground. **If you do not subscribe to snow removal, or if you do and we have not gotten to your walk yet, having a supply of rock salt or sand handy could help eliminate a slip and fall.**
- When at Granliden, you are in an area that last year received over 115 inches of snow. Regular tires on a vehicle that does not have 4 wheel drive are worthless when driving in snow. I don't care what the tire salesman told you, I have seen too many cars try to spin their way past the office with only a dusting of snow on the pavement.
- Arrive prepared!!



# House Check Service



Once again this year, we will be offering our House check service to anyone wishing to subscribe to it. House check service consists of a member of our staff checking your unit three times a week. We will check that the water is turned off; the heat is working

properly, and we do a quick visual check of all outside windows and doors. If a problem is found, you will be contacted. The Granliden Community Association makes no guarantees as to preventing freeze-ups or damage to the unit, but will make a reasonable effort to prevent further damage should a freeze-up occur. The fee for this service is \$30 per month and you may sign up for any and/or all months between November and April that you wish. Forms are included with this newsletter that can be mailed or faxed back to GCA.

## Our Email Address has Changed!! (AGAIN!!)

[granliden@myfairpoint.net](mailto:granliden@myfairpoint.net)



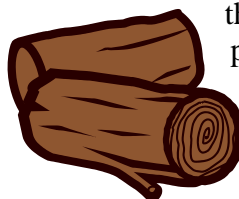
**This newsletter, minutes of the Fall Meeting and House Check sign-up form have also been emailed to the owner's**

**addresses that we currently have. If you want to save paper and time, email us back and we will convert you over to receiving newsletters and other communications via email.**

## Firewood

All our seasoned firewood has been delivered this year, so all we have to offer at this time is green wood. We do not recommend that you burn anything but seasoned wood in your fireplace or stove, however if you want to get a year ahead, having green wood delivered this fall will guarantee that you will have seasoned

wood for next year. The price of firewood (as well as all other fuels) has dropped. We are charging \$175 per cord dropped, \$200 per cord stacked, \$100 per half cord dropped, \$115 per ½ cord stacked, and \$60 per ¼ cord dropped, \$70 per ¼ cord stacked. This is for the green wood



that we will deliver from this point on this year, those who were able to get some of the seasoned wood we had will be charged \$25 per cord more.

Given the cutting we plan to do this fall, we hope to have an ample supply of seasoned wood for next year. Order Early!!

## 2009-2010 Propane Price

For those propane users who use Rymes Propane Company, the fixed price for the 2009-2010 Heating Season is \$1.519 per gallon. This fixed price is only for Rymes customers and applies to Rymes customers on metered bulk tanks or single dedicated tanks. Please make sure to check your Rymes Bills to make sure that you are being billed the correct price. If there is a problem with the price, please give the office a call and we will do our best to make sure any pricing problem is rectified.



## In Memoriam

We recently learned of the passing of John Caffry, owner of #26 Grandholm, Granliden. John and Annabelle have been owners at Granliden since 1988. Our heartfelt condolences go out to Annabelle and their children, David, Elizabeth, Susannah, and their families.

In lieu of flowers, donations in John's memory may be made to the Global Polio Eradication Initiative, c/o New London Rotary Club, P.O. Box 1408, New London, NH 03257 or the Audubon Society of Rhode Island's Environmental Education Center, 1401 Hope Street, Bristol, Rhode Island 02809.

# Nature Trails

Mike Saffarewich and a group of volunteers have been hard at work on the nature trail system over the summer and fall. Brush growth has been removed, new flagging tape has been



put up, and better marking as well as signage is in the works. A couple new trails that better link different areas have also been added or are in the process. Some better bridges are planned as well.

Some of the long term plans also include some informative material on the trails that identify various trees, plants and other natural features. This fall we will be using a GPS receiver to better map the trail system as well as put the map on an aerial image of the area. When completed, this map will be added to our web site for easy access and printing.

## 2009 Fall Meeting

The 2009 Association Fall Meeting was held on Sunday, September 6<sup>th</sup>. The minutes of the meeting have been sent with this newsletter.

**A few topics that deserve mention in this newsletter are as follows:**

**New Rules;** The Association Rules and Regulations have been changed to better clarify some safety issues at the waterfront that pertain to swimming in and around the docking and mooring area. The new rules also include a section pertaining to the use of the boat club's canoes, kayaks and sailboats.

The new rules have been posted on the Granliden Web site in the members section. Remember you don't need a password to access

these documents which are posted as PDF format files.

A couple other safety issues were also topics for discussion at the meeting that deserve further mention.

**The use of grills on decks.** The following was cut from the State of NH Fire Marshal's web site --

**GRILL USE AT MULTIFAMILY OCCUPANCIES**

**SUCH AS**

**APPARTMENTS AND CONDOMINIUMS**

The use of grills at these occupancies shall follow the requirements of NFP AI, Uniform Fire Code, 2003 edition as adopted pursuant to RSA 153:5 in the State Fire Code Saf-C 6000.

NFPA I, "10.11.7 For other than one- and two - family dwellings, no hi-bachi, gas grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure. Listed



electric ranges, grills, or similar electrical apparatus shall be permitted."

NFPA I, section 10.11.7, prohibits the use of grills on balconies and under overhanging portions of the building. The code goes on to say that listed electrical units are allowed. The term listed is one of great importance, when it comes to these electrical units. The apparatus shall be used in accordance to its listing. This is to include location for use and distances to combustibles.

**Fuel Oil Tanks.** For those units that have oil fired heat, (units 1 – 22 and 71 – 84 as well as some of the single-family dwellings), if the oil tank is the same age as the structure, it may be time to replace the tank. At a minimum you should have the tank inspected. Also, if you have not already done so, any fuel lines that go below the basement concrete slab should be replaced with lines that stay above the floor. A leak in the line below the floor will cause fuel oil to leak into the ground causing a loss of fuel and an environmental disaster.

**Let's have a safe fall and winter!!**