



Monthly Newsletter from your Friends at Team Engineering

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Commercial

What are common elements in the Condo World?



By Eric Battey, Project Manager

If your home or business is part of a Condominium Association, you may have needed to read through the various legal documents that define the Association, the “Condo Docs”. As you peruse the paperwork you find terms such as Common Area, Limited Common Area or Common Elements. Initially, these words appear to have the same meaning. But on closer inspection, that word Limited is very important.

Generally, *Common Areas* refers to all aspects of the property that are not part of the individual units such as land, roads, walkways, mechanical systems, structural components, roofing, siding and other amenities. *Limited Common Area* means portions of the Common Area that is used exclusively by one or more, but not all units. However, even Limited Common Areas are still part of the overall Common Areas. Confused yet?

The Association is responsible for the operation, maintenance and replacement of all Common Elements. However, the Condo Docs may define Limited Common Areas where the users are responsible for operation, maintenance and sometimes replacement of the components. For instance, the patio in the rear of your unit is often listed as Limited Common Area. It is a *Common Area*, with limited use. The Condo Docs may describe maintenance such as paver repair or snow clearing to be the responsibility of the unit owner. The description may even specify that replacement of component materials is unit owner responsibility.

If you are part of a Condominium Association, you should read and understand your condominium documents. If your documents are difficult to decipher, seek assistance from your Board of Directors or other professional resource.

Project Spotlight

Villages at Loudon Transition Study

By Nancy Nichols, PE



Cardinal Hall-Clubhouse



Villages at Loudon is a new condominium complex at the confluence of Pine Island Brook and Soucook River in Loudon, New Hampshire. A Condominium Association has been

created. It is now time for ownership of the property to “Transition” from the Developer to the Association.

Team Engineering’s study was performed to determine if the project is in reasonable compliance with the original construction documents, municipal and State approvals and normal and customary construction standards.

During the course of our research, we discovered there were a number of State and EPA permit applications pertaining to the property, due in large part to its proximity to the Soucook River and Pine Island Brook. While portions of permit applications were found in the Town files, the associated approvals were not. Ultimately, we found that the intent of the various regulatory programs had been met. Interestingly, this included the construction of what the residents refer to as a “Turtle Pond.”

Our Site visit revealed a number of areas where additional work was needed, with the most significant pertaining to on-going problematic drainage and construction of headwalls. The Developer had already addressed some drainage issues,



reportedly at his own expense. At the request of the Association, the Developer was receptive to addressing the remaining issues.

Our report provided focus on the appropriate areas, enabling the builder to productively engage. Our report also provided information to help the Association better understand the property for which they will soon be responsible, and to prepare more wisely for its operation and maintenance. Thank you to the Property Management Company, New Star Properties, and the Villages at Loudon Condominium Association Board Members for the opportunity to assist them in this time of transitioning.

Client of the Month

By John Turner, PE



Lockatong

Good business is repeat customers. It is so much easier to provide consistently good service to a client than to dig up new business. It is so pleasant to have a client that sends business every week. One of our best examples of this is our client of the month, Lockatong Engineering (www.lockatong.com). Lockatong has a great client, the utility construction giant M+W Group (<http://www.mwgroup.net/>). They have been on a steady diet of building 20 +/- large ground and roof mount solar photovoltaic projects in Massachusetts for many years now. We are privileged to serve as the engineer of record on these projects – participating in the design and construction oversight. We provide structural and electrical engineering support. Thank you, Lockatong Engineers, for helping us keep our families fed! Photo shows our latest project with them – who would have thought that cranberry bogs could also produce solar energy!



Charity of the Month



Boys & Girls Club of Manchester

The Manchester Boys Club was incorporated in 1907 and became the Boys & Girls Club of Manchester in 1983. They are one of the 53 original organizations that formed what is now Boys & Girls Clubs of America. From its meager beginnings as reading and recreation rooms, the Manchester Club has grown to include the main Clubhouse at 555 Union Street and two school-based after school sites at Jewett Street and Highland Goffe's Falls Elementary Schools. In addition, they operate Camp Foster summer day camp in Bedford, NH.

MISSION STATEMENT

To reach out to all youth, especially those who need us most, inspiring them to realize their full potential as productive, responsible and caring individuals.

Team Engineering has proudly donated \$150 this month to **Boys & Girls Club of Manchester**.



What's happening with Turbo



Showing off his wreath of ribbons.

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