



June 20, 2022

Dunvegan Woods Condominium unit owners  
Dunvegan Woods  
Hampton, NH 03842

RE: Resources/Dogs

Dear Unit Owners:

The Dunvegan Woods Board of Directors would like to take this opportunity to extend our hopes that everyone takes precautions to stay safe and to keep healthy in order to take the time to enjoy the summer months ahead and to be able to take advantage of what the Seacoast and all of New England have to offer.

In light of the recent inquiries and complaints to the noticeable dog activity in Dunvegan Woods, the Board feels compelled to respond. To those that have inquired as to when was the "no dog" policy changed? The answer is it hasn't. Per the BY-LAWS the Dunvegan Woods Condominium Association is a "No Dog Community", which includes visiting dogs. The Dunvegan Woods Association, to the Board's knowledge has six dogs in the Community, all under the umbrella of being "Emotional Support Animals", and are accompanied with documentation stating such. If the documentation is adequate, it affords the owner of the animal to request "reasonable accommodation" due to some sort of medical condition which necessitates the animal. Herein lies the problem. Without being specific, none of these dog owners have met the Government guidelines, thereby rendering the documentation inadequate. The Board has spent hours discussing options with the Association's counsel, who in turn has spent countless hours writing letters to the offenders to no avail. To have proper documentation is paramount in complying with the guidelines and in preserving the rules of the Association, thereby protecting those who have moved in to Dunvegan because there was a no dog policy and those who had a dog and honored the BY-LAWS and moved elsewhere. Because the failure to produce what is necessary is leading to more time, which is putting stress on the Association's resources and frustration for the Board, the legal meter keeps ticking. Some choose not to conform to the guidelines, some it appears, don't know how, and some don't care. The Association is governed by the legal procedures and the timelines. Every time the documents requested come back and miss the mark, another letter, waiting to hear back, costs the Association more time and legal expenses. All the while dogs remain at Dunvegan.

As for all those which have notified the Board, in writing, of the barking, feces around the complex, and general bothering of the neighbors, it would be helpful if those notes to the Board would be signed and unit numbers mentioned pinpointing where the infractions have occurred. That way it would help us follow up. To those who have produced film and photos, the Board thanks you. Please be assured those have been forwarded to the Association attorney and have become part of the legal process.

This letter is not to be misconstrued that the Board is against dogs, and it shouldn't be misconstrued that the Board is against allowing "reasonable accommodation" for those in need of such accommodations. Please understand that those who are requesting such accommodations have a responsibility to the Association to adhere to the governing guidelines in a timely fashion, in order to prevent occurring legal fees, which rob the Association of projects which benefit us all. By adhering to the guidelines it clarifies as to whether the animal is an "emotional support animal" or a "service animal". This in turn will help the Board document each case for the file.

If you have any questions feel free to get in touch with Board via [dwca@comcast.net](mailto:dwca@comcast.net) or log in to the Association web site by using your last name and unit number for both the password and user name, all lowercase with no space in between the unit number.

Also, as a reminder there will be a quarterly meeting on June 30, 2022 at 5:00 via zoom.

Sincerely,

The Dunvegan Woods Board of Directors

**DUNVEGAN WOODS BOARD OF DIRECTORS MEETING**

**JUNE 30, 2022**

**AGENDA**

**OLD BUSINESS:**

**Culvert out front completed \$6000**

**Re-roofing 7,12,56,60,61,62,63,64: scheduled for the end of June, beginning of August \$40,000**

**Painting units 30-36, 65-72, and 73-80: scheduled for Sept-Oct \$50,000**

**Rot issues on 4 units completed: waiting for invoice**

**NEW BUSINESS:**

**Repair of fence at the front entrance, and repairing of plant wall: waiting on estimate**

**Repair irrigation system \$1000**

**Cameras @ mailroom: waiting on estimate**

**Hydrant (3) flush \$560**

**Unit tests time and materials (materials are the unit owner's responsibility)**

**Pruning of shrubs, weeding, cleaning of parking lots, Landscape contract month of July**

**Diane Donovan request for new shrubs**

**Maureen Shea request for trees cut over her roof and paint touch up on the back of her unit**

**FINANCIALS:**

**AGING REPORT: Executive session**

**WEB-SITE REPORT:**

## Dunvegan Woods Condo Assoc Profit & Loss Budget vs. Actual January through June 2022

	Jan - Jun 22	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
Prior Year FYE Carry Forward	0.00	0.00	0.00	0.0%
Condo Fees	171,465.00	174,900.00	-3,435.00	98.0%
Late Fees	488.20	1,020.00	-531.80	47.9%
<b>Total Income</b>	171,953.20	175,920.00	-3,966.80	97.7%
<b>Gross Profit</b>	171,953.20	175,920.00	-3,966.80	97.7%
<b>Expense</b>				
<b>Administration</b>				
Website	225.00	450.00	-225.00	50.0%
Office Supplies	375.00	299.00	76.00	125.4%
Copying and Reproduction	61.00	525.00	-464.00	11.6%
Postage and Delivery	1,619.62	1,349.44	270.18	120.0%
Administration - Other	60.00	204.34	-144.34	29.4%
<b>Total Administration</b>	2,340.62	2,827.78	-487.16	82.8%
<b>Bank Service Charges</b>	-25.00	106.00	-131.00	-23.6%
<b>Building Painting</b>	0.00	21,000.00	-21,000.00	0.0%
<b>Fire alarm Protection</b>	360.00	0.00	360.00	100.0%
<b>Insurance</b>				
Errors & Omissions	0.00	0.00	0.00	0.0%
Liability Insurance	15,480.00	18,960.00	-3,480.00	81.6%
Insurance - Other	3,793.50	0.00	3,793.50	100.0%
<b>Total Insurance</b>	19,273.50	18,960.00	313.50	101.7%
<b>Irrigation System</b>	0.00	1,342.08	-1,342.08	0.0%
<b>Landscape Maintenance</b>	17,385.00	16,800.00	585.00	103.5%
<b>Lawn Fertilization</b>	0.00	0.00	0.00	0.0%
<b>Mallroom Cleaning</b>	555.57	697.54	-141.97	79.6%
<b>Management Fees</b>	12,702.00	12,702.00	0.00	100.0%
<b>Professional Fees</b>				
Accounting	0.00	0.00	0.00	0.0%
Legal Fees	5,477.75	1,620.00	3,857.75	338.1%
<b>Total Professional Fees</b>	5,477.75	1,620.00	3,857.75	338.1%
<b>Repairs/Maintenance</b>	4,132.66	10,050.00	-5,917.34	41.1%
<b>Rubbish Disposal</b>	9,082.25	9,000.00	82.25	100.9%
<b>Sewer Pump</b>	0.00	800.00	-800.00	0.0%
<b>Snow Removal</b>	28,142.47	28,000.00	142.47	100.5%
<b>Termite Protection</b>	1,400.00	0.00	1,400.00	100.0%