

October 8, 2020



City of Concord Planning Department  
41 Green Street  
Concord, NH 03301

To the Board,

We ask that you consider the position of the Abbott Village Board of Directors on the subject of Certificates of Occupancy for recently constructed buildings at our property, Buildings 11 and 5. We reluctantly support the issuance of the Certificates of Occupancy for Building 11, which is expected to be transferred to new owners and ultimately the Association in November 2020. We do not support the issuance of Certificates of Occupancy for Building 5, which is expected to be transferred to new owners and ultimately the Association in January 2021. Additionally, we strongly oppose any further building permits for the remainder of this project/property as a whole.

As you are fully aware, new phases for this condominium project have begun before prior phases were required to be completed. We would be remiss not to state that this has been to the detriment of our Association. We hope to clearly articulate why with the following enumerated list, however please note that this may not be an exhaustive list.

1. The Board recently learned through our own research that the landscaping plan for our property has not been completed up to standards. One example is that we are missing trees around Building 35. This building was turned over to the Association in 2017.
2. Final trim painting at Building 34 has not been completed, despite confirmation from Jason Garland that it would be finalized in July 2020. This building was turned over to the Association in 2019.
3. The Board learned through our own research in July 2019 that the topsoil used to plant grass at Building 34 included an invasive weed known as Japanese Knotweed. We were advised via our Management Company that this information was relayed to Jason Garland and that he would have it eradicated. This has yet to be completed.
4. Granite curbing between Buildings 9 and 15, which has been missing for a number of years.
5. There are inconsistent numbering standards and placement on all new two-story buildings that we have requested be addressed: Building 34 standards and placement differs from Buildings 1 and 17.

For the last twelve months, Abbott Village has been bearing the expense of Attorney's Fees in an attempt to not only open the lines of communication with our Developer, but also protect ourselves and our investments. Despite attempts to communicate with Abbott Farms, LLC, we have not received satisfactory correspondence or actions regarding the work noted above.

In addition, we have not received much in the way of information concerning the fate of the Abbott House. We are gravely concerned about the subdivision plan, for reasons including but not limited to: potential loss of already limited Common Area Parking and liability for shared ingress and egress. The Board strongly feels a curb cut off North State Street should be considered instead of an easement.

As an already underfunded Association with anticipated large corrective expenses, such as the Spring 2020 top coat paving project that is inferior at best, it is concerning that we continually have to check-up and investigate whether required work is completed and/or is completed in a satisfactory manner.

As the Board of Directors is responsible for governing our Association, we ask that the City Planning Board consider that the best interest of our community is to ensure that our Developer is completing phases in full prior to new phases beginning. There appears to be a repeating pattern here that is causing undue stress on our Association and Board of Directors, and also putting us at risk of having to fund incomplete and unsatisfactory work at our property in the future.

We welcome the opportunity to answer any questions you may have and would like to request that any correspondence be directed to our Management Company:

Abbott Village Condo Association  
% Exact Property Management  
6 Loudon Road, Suite 504  
Concord, NH. 03301

[alyssa@exactpropertymanagement.com](mailto:alyssa@exactpropertymanagement.com)

Sincerely,



Lorinda Gilbert, President