

**LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM**

**NOTICE OF ANNUAL MEETING**

The Annual Meeting of the Unit Owners' Association  
will be held on

**Wednesday, June 1, 2011  
at 7:00 pm**

**At the Monadnock Congregational Church  
Wilton Road  
Peterborough, NH**

*(Please use the parking lot in the rear of the building. There is an entrance to that lot from Pine Street, or you can enter from Wilton Road opposite the "Black Swan" and go around the building. There is a downstairs back entrance.)*

Members in good standing will be allowed to vote. Good standing means that all monies currently due the Association must be paid in full at least three (3) days prior to the meeting date.

Should you be unable to attend, it is very important that you complete and submit the enclosed proxy form to the Board prior to the meeting, OR it may be submitted by your assigned proxy at the meeting,

*You may assign your proxy to an individual or to the Board.*

Signed: The Board of Directors  
Long Hill Estates at Peterborough, a Condominium  
April 29, 2011

*file copy*

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINUM  
ANNUAL MEETING MINUTES  
JUNE 1, 2011

MONADNOCK CONGREGATIONAL CHURCH  
WILTON ROAD, PETERBOROUGH, NH

The meeting was called to order at 7:00 pm by Nancy Clarke, president.  
A quorum was met with 16 owners present and 6 proxies.

The president introduced Doug Payne, the new maintenance contractor for the association.

LAST YEAR'S MINUTES:

A motion was made by Marcia Pettee to accept the May 26, 2010 minutes of last year's annual meeting with one correction: on page 3, "Election of Board Members" #1 change Marilyn Britton to Ann Lammers, seconded by John Hampson. Motion passed by unanimous vote.

PRESIDENTS REPORT

Nancy Clarke read the president's report describing the Board's activities for the past fiscal year.

Ed Hampson voiced a thank you to Nancy Clarke for a job well done, and Allen Hollander said that he liked the "open, warm and friendly climate".

TREASURER'S REPORT

A copy of the YTD income/expense and budget for Fiscal Year 2011-2012 was distributed by Julie Clattenburg, the treasurer, at the beginning of the meeting. A unit owner asked if the proper papers continue to be processed regarding unit 27, and the President responded that Gary Braun, the association lawyer is handling the issue and is optimistic.

Ed Hampson asked how the association handles which bank we do business with, and commented that some banks are in better shape than others. Nancy responded that if we wanted to change banks, we would be in a good position due to the fact that we have no loans.

Faith Hanson noted that there should be a change on the budget sheet: Ocean Bank to Peoples United Bank. Julie noted and appreciated the correction.

Beth Ann SanMartino said that she was thankful the condo fee did not go up this year, and most of the people present agreed.

A motion was made by Sharon Smith to accept the Treasurer's Report and new budget; Beth Ann SanMartino seconded, all in favor, the motion passed.

## **IRRIGATION SYSTEM**

Nancy Clarke informed the owners that she was waiting on an estimate from Rainmaker to repair heads and underground broken pipes. She asked for a show of hands as to what the owners would prefer. Most were in favor of turning off the watering system. Nancy said she would talk to JW of Dub's Shrubs, and ask him to leave the grass a little longer so the grass would not burn.

Nancy reported that Deb Claffey, our professional landscaper, is in favor of no irrigation. Marilyn Britton suggested that maybe Nancy could talk to the town about the high water bill due to the broken pipe, and also Pam Brenner, of the town of Peterborough.

## **RESOLUTION FOR DISPOSITION OF EXCESS REVENUE OVER EXPENSES FOR FISCAL YEAR ENDING JUNE 30, 2011 (IRS Ruling 70-064 inc.):**

Motion was made by Marilyn Britton that any excess of membership income over membership expenses for the year ending June 30, 2011, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064. Seconded by Glen Swanson, motion passed by unanimous vote.

## **COMMITTEE REPORTS**

Welcome Committee - No report, however, Audrey Carvalho offered to be on the committee if needed.

Garden Committee – Faith Hanson reported that the gardens were great last year, and there was a major improvement with the hook up to the town water system. The participants of the garden pay for the water use. JW of Dub's Shrubs has been faithfully cutting the grass around the perimeter.

Marilyn Britton noted that JW Cox has not raised his rates and a formal thank you would be in order; Allen Hollander suggested that we could all sign a card in appreciation for his work.

Abutment committee – Glen Swanson presented a map showing the boundaries of Long Hill Estates and the gravel company. He and the committee, consisting of Glen, Ed Hampson and Sonya LeClair are taking it step by step to be sure of the process, costs, what the issues are, and how to proceed.

Glen also brought up the point that we would be in need of a secondary road in case of an emergency or flooding of Route 202. Also, pointed out on a map that Long Hill would have access to Upper Jaffrey Road.

## **NOMINATION OF NEW BOARD MEMBERS**

There were three positions open;

Nancy Clarke's term is fulfilled

Sonya LeClair two year term open due to her resigning

John Dolan 1 year to be completed

Nancy had three nominations in hand: Allen Hollander, Sharon Smith, and Audrey Carvalho.

Marilyn Britton questioned the change in the agenda (3 elections instead of 2), and any vote would be non-binding. To resolve the issue, Glen Swanson asked Sonya LeClair to remain on the board for a month, and therefore the voting would be legal – Sonya agreed to do so.

Bob Price mentioned that in other boards, the board members took it upon themselves to seek nominations.

Audrey Carvalho made a motion to elect Allen Hollander to the Board of Directors, Ed Hampson seconded, all in favor. Allen volunteered to take the open 3 year term. George Austerman made a motion to nominate Marcia Pettee for a 1 year term on the board, Marilyn Britton seconded - all in favor.

#### **PAINTING**

Nancy asked for a list from owners regarding outside touch-ups.

A unit owner asked about who maintains the outside trim on the windows – the consensus was that the responsibility was the owner's.

**NEW BUSINESS** – Doug Payne introduced himself to the group. Doug felt that the roofs would be the main issues. Also, Doug will be part of the walk around to help in determining maintenance issues. Glen Swanson asked Doug about procedure when it comes to major repairs. Doug responded that if there were repairs beyond his expertise he would contact the Board.

The drain pipes and ice problem on the roofs were discussed.

Nancy explained the master plan from “Artful Gardener”, some of the future plans were on display for owners to look over.

Marcia Pettee suggested having a space for drying clothes behind the garden area. It was moved to table the idea.

Allen Hollander mentioned that maybe in the future, Long Hill Estates Accociation might entertain installing a putting green and there was some support for the idea.

George Austerman asked about the Allen and Mathewson contract and Sonya responded that she was checking with other gas companies and a decision would be made soon.

At 9:30pm Ed Hampson made a motion to adjourn the meeting, seconded by George Austerman, meeting adjourned.

Respectfully submitted

Midge Gibbons, Clerk

**PRESIDENT'S REPORT FOR ANNUAL MEETING  
LONG HILL ESTATES CONDOMINIUM ASSOCIATION  
JUNE 1, 2011**

It is wonderful to see so many of you here this evening. The residents are the Association, and we need every one of you to help things run smoothly. Thank you to Marilyn Britton for the updated Handbook – please familiarize yourselves with its contents. Also thanks to Faith Hanson who is our resident mail delivery service person, and to Ed Hampson and Dave Clarke who assisted with winter roof issues during my absence in February. The Long Hill Ladies enjoy lunch out at various restaurants every other month thanks to Ann Hampson's organization.

As our buildings age, complicated and costly repair issues make themselves evident. Many of you have been single family homeowners and understand this. The economic situation is also a factor as we see the cost of materials rise ever higher. When we received two extremely high water bills for irrigation, we went to the town for information. When they returned our meters, the technician did not feel the problem was the meter, but probably something in the irrigation system itself. Rainmaker came last week and discovered that there is seepage in many of the lines to the individual sprinkler heads. Water is extremely costly and even a small leak can cause high usage and expense to us. JW Cox was here also and when we discussed this we felt it prudent to get an estimate from Rainmaker to fix this problem. In the meantime, I have spoken with a number of residents and the consensus is that we do not use the irrigation system at all. It would save approximately \$3,000 which could be better spent elsewhere. Two other Condo associations in Peterborough with whom I have checked, do not have irrigation systems. The hill behind building six and the area around the

tennis court do not have irrigation and seem to have no problems. If an owner is inclined, some lawn sprinkling could be done personally. Deb Claffey, our landscaper, feels that with water as scarce as it is, this is definitely the path we should take. She states that if there is drying out and browning in July, it would recover in September.

Continuing with the landscaping question, I hope you all noticed how beautiful the crabapple trees were this year. Sara Cox did a wonderful job in pruning and while these trees do have visible signs of decline they are not insurmountable given advice from certified arborist Dan Tremblay of Broad Oak Tree and Shrub Care.

Last week I received Deb Claffey's Landscape Master Plan Proposal and Drawings. While it is not an inexpensive endeavor, I think it is well done and would suit Long Hill very well. Once accomplished it would simplify care through low maintenance and be sustainable, and of importance to us all, it would look lovely. Be sure to look at the drawings.

There has been some interest in the removal of a few of the tall pines at the far end of the garden. As they grow they shade the garden more and if any of you non-gardeners have visited the garden during the growing season I know you would be impressed. It is necessary to manage the forest as well as the living area, and by girdling these trees properly, their dead branches will fall without damage to anything close by. As we become more self-sufficient by growing food in close proximity to our homes, our gardeners are making Long Hill Estates more viable in the housing sales market.

JW Cox continues to serve us well with his outside services to our community. He is right there when the snow comes and gets things cleaned

up quickly. Please assist him by moving your vehicles in order for him to complete plowing the driveways and parking space areas as soon as he can. At the end of the upper road nearest Unit #33, he will be removing the mulch and planting grass. This area has looked unattractive as the weeds take over quickly and it is entirely too labor intensive to remove them.

A new two-year contract has been signed with JW with no increase in his rates to us. He does a fine job for us and the Board is pleased to have him in our employ.

Sonya is checking into propane prices so that we can have the best rate possible for the coming year.

Our annual walk-around will take place this summer and a notice will be posted with enough time for you to take care of issues you know are your responsibility. This attention on your part will shorten the process. Doug Payne will be making the rounds regularly to check our property for maintenance problems, and the Board will continue to work with him. As such, we will request that neighbors refrain as much as possible from monitoring one another's units, as these activities can lead to feelings of frustration and hostility over time. We want to maintain a community that is open, warm and friendly, and not one where people feel that they are being policed. That can be a slippery slope, and while we certainly appreciate concern for the community, we believe that our current improvements will help address the overall well-being of our neighborhood over time.

Gary Braun, our attorney, continues to follow up with the Torla Estate and Unit #27. All the necessary documents have recently been updated and filed and Gary is awaiting a response.

For your information, Units #7, #8, and #26 are still on the market.

A summer/fall picnic could still happen if someone will get the ball rolling. One suggestion might be that each resident brings his own meat to grill, and Long Hill will supply beverages. As previously we can each bring something to share – salad, side dish, dessert, etc.

Also, a yard sale might be in order for those interested. Judging from some of the items thrown into the dumpster there are some residents who could make a bit of money, rather than trash. Seriously, some items for which you have no further need could possibly be used by the Monadnock Area Transitional Shelter (MATS) – why not give them a call.

Now I come to the most important issue facing our Association. That is participation of owners on the Board of Directors. I know there are a number of longtime residents who have never served on the Board and now we also have some newer residents who should be willing to help as well. Long Hill Estates is **NOT** a retirement community and we all knew that when we moved in. The By-Laws state that a Board of Directors is needed to be responsible for the operation of our Association, hence an extremely important group of individuals. It would be helpful if you all read Section 4 (By-Laws), Article III, Board of Directors. Is it fair to always sit back and expect someone else to do the managing? Time is important to us all, but I feel a few hours a month is not asking too much. Please think about how you can help your neighbors and yourself. We had discussed increasing the Board of Directors to five members – the current Board does not feel that is necessary if residents would offer their services for small projects when necessary. I have prepared a sign up sheet for this purpose – just put your

Name, Phone #, and Email address (if you have one). Later in the meeting we can discuss any questions or comments you may have as our times together for discussion are limited.

As a member of the Association, thank you for the opportunity to serve as your President.

Respectfully submitted,  
Nancy Clarke

Name, Phone #, and Email address (if you have one). Later in the meeting we can discuss any questions or comments you may have as our times together for discussion are limited.

As a member of the Association, thank you for the opportunity to serve as your President.

Respectfully submitted,  
Nancy Clarke

**LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM  
ANNUAL MEETING  
WEDNESDAY, JUNE 1, 2011  
7:00 PM**

**Monadnock Congregational Church, Wilton Road, Peterborough, NH**

**AGENDA**

- A. Call to order
- B. Roll Call (to be taken via check sheet at door)  
Validation of quorum
- C. Introduction of directors and officers
- D. Acceptance of minutes of May 26, 2010 Annual Meeting (*included*)
- E. President's Report
- F. Treasurer's Report (*Income/Expense Report included*)
- G. Vote of Resolution for Disposition of Excess Revenue Over Expenses  
For Fiscal Year ending June 30, 2011 (*IRS Revenue Ruling 70-064 inc.*)
- H. Committee Reports: Welcome, Garden, and Abutment
- I. Election of Director (3 positions) (*Nomination & Proxy forms included*)
- J. New Business\*
  - Introduction of Doug Payne, Maintenance Contractor
  - Discussion of Painting Schedule for 2010
  - Discussion of Increasing the Board of Directors to 5 members
  - Discussion of Landscaping Master Plan
  - Discussion of Conservation Commission/Carroll Concrete
  - Other New Business
- K. Adjournment

\* New business may be brought before the body by any unit owner. Should any votes be taken on any new business, the results are non-binding because of certain statutory requirements re notification for annual meeting business.

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ANNUAL MEETING  
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- G. Vote of Resolution for Disposition of Excess Revenue Over Expenses  
For Fiscal Year ending June 30, 2010 (*IRS Revenue Ruling 70-064 inc.*)
- H. Committee Reports: Welcome, Garden, and Abutment
- I. Election of Director (2 positions) (*Nomination & Proxy forms included*)
- J. New Business\*  
Introduction of Doug Payne, Maintenance Contractor  
Discussion of Painting Schedule for 2010  
Discussion of Increasing the Board of Directors to 5 members  
Discussion of Landscaping Master Plan  
Discussion of Conservation Commission/Carroll Concrete
- K. Adjournment

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**LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM  
ANNUAL MEETING MINUTES  
MAY 26, 2010**

**MONADNOCK CONGREGATIONAL CHURCH  
WILTON ROAD, PETERBOROUGH, NH**

The meeting was called to order at 7:05 p.m. by Nancy Clarke, president. A quorum was met with 19 units represented by 17 owners present and 2 proxies.

The president introduced directors John Dolan, Glen Swanson, treasurer Julie Clattenburg, clerk Midge Gibbons, and clerk pro-tem Brenda Salmonson.

**LAST YEAR'S MINUTES:**

Motion was made to accept the May 27, 2009 minutes of last year's annual meeting. Motion passed by unanimous vote.

**PRESIDENT'S REPORT:**

The president's report written by Nancy Clarke described many of the Board's activities for the past fiscal year as well as future plans. A copy of the president's report is attached hereto. Some of the members present initiated a discussion regarding ¶9 of the President's report. Details are outlined below.

1. In one unit the platform under the fireplace dried out, which caused the wood to combust. It appears that the fireplace was installed per the manufacturer's instructions. It was an original wood burning fireplace.
2. Some owners expressed a concern that owners with fireplaces have the platforms inspected annually via the crawl space. The owner would be responsible for the expense. If owners with fireplaces can hire an inspector, they might be able to negotiate a uniform and perhaps lower cost.
3. The fire department does not do inspections of this type.
4. New fireplaces should be installed on concrete slabs.
5. Owners should have their fireplaces cleaned annually.
6. Five members at the meeting have fireplaces.
7. The president assured that the committee will address this concern.
8. Marilyn Britton informed that there used to be an inspection requirement of owners, however, a previous board eliminated the requirement.

**TREASURER'S REPORT:**

An amended treasurer's report was given by Julie Clattenburg. Some discussions ensued regarding future expenses in relation to potential dues increases. The Board assured the unit members that the budget should be sufficient to keep the fees the same, either for the year or for part of the year. The budget will be reviewed again in June. Motion was made to accept the treasurer's report as presented. Motion passed by unanimous vote. Members brought up the following concerns.

1. JW will mow around the sides of the garden to make it more easily accessible.
2. Thank you to Jeff Weiler for all of his extra work in the garden.
3. There was no surplus produce last year due to the weather conditions.

#### **TREE COMMITTEE:**

No report was given due the fact that the committee is not operating and that there are issues with the master plan.

#### **ABUTMENT COMMITTEE:**

Glen Swanson and Ed Hampson reported some activity on the three properties that abut.

Performance Health & Fitness - In 2008 they expressed a desire to put in a three story building. The Town of Peterborough has received no further plans.

MicroSpec Corp.- They need proper zoning to make a wider road in the back of the building and a ramp.

Gravel Pit –There was a 10 year slope easement in the 80's and 38 acres of conservation easements. Ed and Glen will research this further as it pertains to the Long Hill property lines.

Old Jaffrey Road – Our property actually extends all the way to Old Jaffrey Road. Perhaps we should explore constructing walking trails, viewing spots, benches and the like?

#### **ELECTION OF BOARD MEMBERS:**

Audrey Carvalho nominated Ann Thayer. Ann Thayer expressed a willingness to serve if there was a five member board. Ann Lammers nominated Sonya LeClair to serve a three year term. Sonya accepted. Motion was made by Ann Lammers to elect Sonya for a three year term. Motion passed by unanimous vote. A discussion was held in regards to a five member board.

1. Marilyn Britton stated that the work had already been completed regarding the legal research, and the document is “ready to go”.
2. Some owners questioned as to if a position could be “shared”.
3. Some owners questioned as to whether the secretary and treasurer could be board members, serving a dual role.
4. President Nancy Clarke pointed out that when the association was formed, there were only 12 units for the 3 board members to manage.
5. The board will take the above under advisement, and check the by-laws.

#### **NEW BUSINESS:**

- Discussion was held in regards to vinyl siding versus painting. The cost of vinyl would be quite substantial. There seems to be a great deal of products on the market. The board will need to research the products, installation, guarantee, value and quality, etc..
- Properly painting and priming should extend the life of the clapboards. If the work is properly done, we should be able to add at least two more years between paint jobs, with touch ups. Originally, some of the clapboards were nailed into the insulation, and primer wasn't applied.

**PROXY STATEMENT  
ANNUAL MEETING**  
Long Hill Estates at Peterborough, a Condominium

I/We \_\_\_\_\_ and \_\_\_\_\_ of  
Unit # \_\_\_\_\_, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/our proxy to:

\_\_\_\_\_ (name)

\_\_\_\_\_ (address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH.** This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed \_\_\_\_\_

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature

Unit Owner Signature

Unit Owner Printed Name

Unit Owner Printed Name

Unit address \_\_\_\_\_

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

**LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM**

**NOMINATION FORM**

1. At the Annual Meeting on June 1, 2011, the membership will be electing the following:

one unit owner to fill a three year term on the  
Board of Directors

2. One unit owner to complete a three year term (one year remaining)

Should you wish to nominate someone prior to the meeting,  
please do so by using this form and submitting it to the  
Board before the meeting.

This same form may be used for self-nomination.

Nominations may also be submitted on the floor,  
at the meeting, verbally or in writing  
up until the time the election takes place.

Nominators must be unit owners.

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NOMINEE: \_\_\_\_\_ UNIT # \_\_\_\_\_

NOMINATED BY: \_\_\_\_\_ UNIT # \_\_\_\_\_

This year, Nancy Clarke's three year term is ending..

One year remains on John Dolan's term, due to his resignation.

RESOLUTION FOR DISPOSITION OF EXCESS REVENUE OVER EXPENSES

FOR

FISCAL YEAR ENDING JUNE 30, 2011

RESOLVED: That any excess of membership income over membership expenses for the year ending June 30, 2011 shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064.

**Long Hill Estates Condominium Association  
YTD Income/Expenses FY2009-2010 and Budget for FY2010-2011**

Income Category	Income Sub-Category	Actual Income 7/1/10-4/30/11	Budget Jul 10-Jun 11	Remaining Budget	Chg in Bud From Prior Yr
Assessments	41000 Owner Base Monthly	79,810.00	99,360.00	19,550.00	99,360.00
Investments	41100 Interest Earned	48.05	0.00	(48.05)	0.00
Miscellaneous	42000 Other Income	12,790.69	0.00	(12,790.69)	0.00
	42010 Garden Fund	0.00	0.00	0.00	0.00
	42015 Water- Garden Reimb	0.00	0.00	0.00	0.00
	42050 Porch Staining Reimb	0.00	0.00	0.00	0.00
	42100 Legal Fee Reimb	0.00	0.00	0.00	0.00
	42200 Late Fees	0.00	0.00	0.00	0.00
	42210 Interest on Late Fees	0.00	0.00	0.00	0.00
	42310 Maintenance Reimb	0.00	0.00	0.00	0.00
	42400 Workers Comp Rebate	0.00	0.00	0.00	0.00
<b>TOTAL INCOME</b>		<b>92,648.74</b>	<b>99,360.00</b>	<b>6,711.26</b>	<b>99,360.00</b>
Expense Category	Expense Sub-Category	Actual Expense 7/1/10-4/30/11	Budget Jul 10-Jun 11	Remaining Budget	Chg in Bud From Prior Yr
Administrative	50100 Bank Service Charges	0.00	0.00	0.00	0.00
	56010 Accounting Services	2,351.25	2,400.00	48.75	2,400.00
	56025 Dues & Subscriptions	0.00	0.00	0.00	0.00
	56030 Insurance	7,372.50	10,600.00	3,227.50	10,600.00
	56035 Legal Fees	0.00	2,000.00	2,000.00	0.00
	56036 Legal Fees-Reimbursable	1,399.00	0.00	(1,399.00)	0.00
	56045 Consultant/Educ Fees	0.00	0.00	0.00	0.00
	56050 Miscellaneous	254.03	745.00	490.97	745.00
	56055 Insurance Claim	12,790.69			
	56060 Office Supplies	179.47	250.00	70.53	250.00
	56065 Postage	55.25	200.00	144.75	200.00
	56075 Taxes	2.00	75.00	73.00	75.00
<b>Subtotal - Administrative</b>		<b>24,404.19</b>	<b>16,270.00</b>	<b>4,656.50</b>	<b>16,270.00</b>
Buildings	56205 Painting	18,000.00	17,035.00	(965.00)	17,035.00
	56210 Pest Control	0.00	1,250.00	1,250.00	0.00
	56214 Repairs/Maint-Adm	3,240.00	4,320.00	1,080.00	4,320.00
	56215 Repairs/Maint-Labor	665.50	4,000.00	3,334.50	4,000.00
	56217 Repairs/Maint-Reimburse	0.00	0.00	0.00	0.00
	56216 Repairs/Maint-Materials	24.29	1,000.00	975.71	1,000.00
<b>Subtotal - Buildings</b>		<b>21,929.79</b>	<b>27,605.00</b>	<b>5,675.21</b>	<b>27,605.00</b>

**Long Hill Estates Condominium Association**  
**YTD Income/Expenses FY2009-2010 and Budget for FY2010-2011**

Expense Category	Expense Sub-Category	Actual Expense 7/1/10-4/30/11	Budget Jul 10-Jun 11	Remaining Budget	Column 5	Column 6
					Budget Jul 10-Jun 11	Chg in Bud From Prior Yr
Funding of Funds	Capital Replacement Fund	12,600.00	15,120.00	2,520.00	15,120.00	0.00
	<b>Subtotal - Funding of Funds</b>	<b>12,600.00</b>	<b>15,120.00</b>	<b>2,520.00</b>	<b>15,120.00</b>	<b>0.00</b>
Grounds Maintenance	56405 Fertilization	0.00	1,500.00	1,500.00	1,500.00	0.00
	56415 Irrigation	700.00	1,200.00	500.00	1,200.00	0.00
	56421 Mowing	4,650.00	7,000.00	2,350.00	7,000.00	0.00
	56422 Spring Cleanup	0.00	2,750.00	2,750.00	2,750.00	0.00
	56423 Bed Maintenance	615.00	4,000.00	3,385.00	4,000.00	0.00
	56425 Tree/Shrub Maintenance	3,365.50	3,900.00	534.50	3,900.00	0.00
	56426 Fall Cleanup	1,540.00	1,540.00	0.00	1,540.00	0.00
	<b>Subtotal - Grounds Maint</b>	<b>10,870.50</b>	<b>21,890.00</b>	<b>11,019.50</b>	<b>21,890.00</b>	<b>0.00</b>
Loan Payment	93000 Loan Principal	0.00	0.00	0.00	0.00	0.00
	93001 Loan Interest	0.00	0.00	0.00	0.00	0.00
	<b>Subtotal - Loan Payment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Roads & Winter Maintenance	56436 Plow, Sand & Shovel	9,380.00	10,000.00	620.00	10,000.00	0.00
	56438 Other Winter Maint	1,612.00	2,500.00	888.00	2,500.00	0.00
	<b>Subtotal - Roads/Winter Maint</b>	<b>10,992.00</b>	<b>12,500.00</b>	<b>1,508.00</b>	<b>12,500.00</b>	<b>0.00</b>
Utilities	56605 Electricity	772.28	825.00	52.72	825.00	0.00
	56610 Trash Removal	2,950.00	3,750.00	800.00	3,750.00	0.00
	56615 Water	3,143.11	1,400.00	(1,743.11)	1,400.00	0.00
	56620 Water - Garden Reimburse	0.00	0.00	0.00	0.00	0.00
	<b>Subtotal - Utilities</b>	<b>6,865.39</b>	<b>5,975.00</b>	<b>(890.39)</b>	<b>5,975.00</b>	<b>0.00</b>
	<b>TOTAL EXPENSE</b>	<b>87,661.87</b>	<b>99,360.00</b>	<b>24,488.82</b>	<b>99,360.00</b>	<b>0.00</b>
	<b>NET OPERATING INCOME</b>	<b>4,986.87</b>	<b>0.00</b>			

ASSETS:	Bal 7/1/2010	Income	Interest	Expenses	Bal 4/30/11
Ocean National Checking Account					26,556.45
Capital Replacement Account*	25,479.61	12,600.00	32.94	6,348.00	31,764.55
Working Capital Account**	13,216.96	0.00	15.11	0.00	13,232.07

\*Income for the Capital Replacement Account derives from the operating income (i.e., Owner Base Monthly Assessment).  
 \*\*Income for the Working Capital Account derives from one-time payments of new owners and is not reflected in the operating income.

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINUM  
ANNUAL MEETING MINUTES  
JUNE 1, 2011

MONADNOCK CONGREGATIONAL CHURCH  
WILTON ROAD, PETERBOROUGH, NH

The meeting was called to order at 7:00 pm by Nancy Clarke, president. A quorum was met with 16 owners present and 6 proxies.

The president introduced Doug Payne, the new maintenance contractor for the association.

LAST YEAR'S MINUTES:

A motion was made by Marcia Pettee to accept the May 26, 2010 minutes of last year's annual meeting with one correction: on page 3, "Election of Board Members" #1 change Marilyn Britton to Ann Lammers, seconded by John Hampson. Motion passed by unanimous vote.

PRESIDENTS REPORT

Nancy Clarke read the president's report describing the Board's activities for the past fiscal year.

Ed Hampson voiced a thank you to Nancy Clarke for a job well done, and Allen Hollander said that he liked the "open, warm and friendly climate".

TREASURER'S REPORT

A copy of the YTD income/expense and budget for Fiscal Year 2011-2012 was distributed by Julie Clattenburg, the treasurer, at the beginning of the meeting. A unit owner asked if the proper papers continue to be processed regarding unit 27, and the President responded that Gary Braun, the association lawyer is handling the issue and is optimistic.

Ed Hampson asked how the association handles which bank we do business with, and commented that some banks are in better shape than others. Nancy responded that if we wanted to change banks, we would be in a good position due to the fact that we have no loans.

Faith Hanson noted that there should be a change on the budget sheet: Ocean Bank to Peoples United Bank. Julie noted and appreciated the correction.

Beth Ann SanMartino said that she was thankful the condo fee did not go up this year, and most of the people present agreed.

A motion was made by Sharon Smith to accept the Treasurer's Report and new budget; Beth Ann SanMartino seconded, all in favor, the motion passed.

## **IRRIGATION SYSTEM**

Nancy Clarke informed the owners that she was waiting on an estimate from Rainmaker to repair heads and underground broken pipes. She asked for a show of hands as to what the owners would prefer. Most were in favor of turning off the watering system. Nancy said she would talk to JW of Dub's Shrubs, and ask him to leave the grass a little longer so the grass would not burn.

Nancy reported that Deb Claffey, our professional landscaper, is in favor of no irrigation. Marilyn Britton suggested that maybe Nancy could talk to the town about the high water bill due to the broken pipe, and also Pam Brenner, of the town of Peterborough.

## **RESOLUTION FOR DISPOSITION OF EXCESS REVENUE OVER EXPENSES FOR FISCAL YEAR ENDING JUNE 30, 2011 (IRS Ruling 70-064 inc.):**

Motion was made by Marilyn Britton that any excess of membership income over membership expenses for the year ending June 30, 2011, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064. Seconded by Glen Swanson, motion passed by unanimous vote.

## **COMMITTEE REPORTS**

Welcome Committee - No report, however, Audrey Carvalho offered to be on the committee if needed.

Garden Committee – Faith Hanson reported that the gardens were great last year, and there was a major improvement with the hook up to the town water system. The participants of the garden pay for the water use. JW of Dub's Shrubs has been faithfully cutting the grass around the perimeter.

Marilyn Britton noted that JW Cox has not raised his rates and a formal thank you would be in order; Allen Hollander suggested that we could all sign a card in appreciation for his work.

Abutment committee – Glen Swanson presented a map showing the boundaries of Long Hill Estates and the gravel company. He and the committee, consisting of Glen, Ed Hampson and Sonya LeClair are taking it step by step to be sure of the process, costs, what the issues are, and how to proceed.

Glen also brought up the point that we would be in need of a secondary road in case of an emergency or flooding of Route 202. Also, pointed out on a map that Long Hill would have access to Upper Jaffrey Road.

## **NOMINATION OF NEW BOARD MEMBERS**

There were three positions open;

Nancy Clarke's term is fulfilled

Sonya LeClair two year term open due to her resigning

John Dolan 1 year to be completed

Nancy had three nominations in hand: Allen Hollander, Sharon Smith, and Audrey Carvalho.

Marilyn Britton questioned the change in the agenda (3 elections instead of 2), and any vote would be non-binding. To resolve the issue, Glen Swanson asked Sonya LeClair to remain on the board for a month, and therefore the voting would be legal – Sonya agreed to do so.

Bob Price mentioned that in other boards, the board members took it upon themselves to seek nominations.

Audrey Carvalho made a motion to elect Allen Hollander to the Board of Directors, Ed Hampson seconded, all in favor. Allen volunteered to take the open 3 year term. George Austerman made a motion to nominate Marcia Pettee for a 1 year term on the board, Marilyn Britton seconded - all in favor.

#### **PAINTING**

Nancy asked for a list from owners regarding outside touch-ups.

A unit owner asked about who maintains the outside trim on the windows – the consensus was that the responsibility was the owner's.

**NEW BUSINESS** – Doug Payne introduced himself to the group. Doug felt that the roofs would be the main issues. Also, Doug will be part of the walk around to help in determining maintenance issues. Glen Swanson asked Doug about procedure when it comes to major repairs. Doug responded that if there were repairs beyond his expertise he would contact the Board.

The drain pipes and ice problem on the roofs were discussed.

Nancy explained the master plan from “Artful Gardener”, some of the future plans were on display for owners to look over.

Marcia Pettee suggested having a space for drying clothes behind the garden area. It was moved to table the idea.

Allen Hollander mentioned that maybe in the future, Long Hill Estates Association might entertain installing a putting green and there was some support for the idea.

George Austerman asked about the Allen and Mathewson contract and Sonya responded that she was checking with other gas companies and a decision would be made soon.

At 9:30pm Ed Hampson made a motion to adjourn the meeting, seconded by George Austerman, meeting adjourned.

Respectfully submitted

Midge Gibbons, Clerk

**UNIT OWNER CHECK SHEET**  
**LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM**  
**JUNE 1, 2011 – ANNUAL MEETING**  
 Sign in sheet to verify quorum  
 (All addresses are unit # Long Hill Estates, - Exceptions listed)

<u>UNIT #</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
1	Bethann SanMartino		<u>Bethann SanMartino</u>
2	Virginia Peterson	PO Box 775 Pet. 03458	<u>Roxy</u>
3	Carl & Dorothy Doane		
4	Marcia Pettee		<u>Marcia Pettee</u>
5	Diane Buchholz		
6	Carole Reid	47 Kendall Road Keene, NH 03431	<u>Roxy</u>
7	Greenfield Peterborough LLC c/o SCS Financial Services	1 Winthrop Sq. 4 <sup>th</sup> floor Boston, MA 02110	
8	Evelyn Morrison	Larry Morrison 25 Ferncliff Northfield, Ma 01363	
9	Glen & Annagreta Swanson		<u>Glen and Annagreta Swanson</u>
10	Audrey Carvalho, 1995 Rev. Trust		<u>Audrey B. Carvalho</u>
11	Miriam Gibbons		<u>Miriam Gibbons</u>
12	Dave & Kim Poirier		
13	Allen Hollander		<u>Allen</u>

- 14 Robert & Martha Price
- 15 Brenda Salmonson *Poxy*
- 16 Carl Sr. & Marilyn Britton
- 17 NH Ball Bearing      Attn: Donna Marcin  
                                  175 Jaffrey Road  
                                  Pet. NH 03458
- 18 Jonathan & Patrice Hampson  
                                  719 Wilton Road  
                                  Peterborough NH 03458
- 19 Matthew Farhm & Megan Carroll  
*17 Tuliptree Ct.*      1955 Stonewyck Ct.  
                                  Cumming GA 30041
- 20 Mary Lou Miley
- 21 David & Nancy Clarke
- 22 Faith Hanson & Joan Butler
- 23 Richard White
- 24 Sonya LeClair
- 25 Sharon Smith
- 26 Roger Sirois      Sue Collins (daughter)  
                                  25 Shady Ave.  
                                  Wakefield, Ma.  
                                  Tel: 781-224-9716

*Martha Price*  
*Poxy*  
*Marilyn Britton*

*Poxy*

*Mary Lou Miley*  
*Nancy Clarke*  
*Faith Hanson*  
*Richard White*  
*Sonya LeClair*  
*Sharon Smith*

27 Gary A. Braun  
Torla Estate  
Winer & Bennett LLP  
PO Box 488  
Nashua, NH 03061

---

28 Ann Thayer Proxy -  
29 Betty & George Austermann George Austermann  
30 Linda Buxton  
31 Julie Clattenburg Julie Clattenburg  
32 Diana Griffin

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33 Monadnock Dev. Services  
Attn: Bob Elliott  
121 Railroad St.  
Keene, NH 03431

---

34 Alejandro & Regina Andres

---

35 Ann Lammers Proxy

---

36 Leonard & Bessie Myhaver

**AFFIDAVIT  
ANNUAL MEETING  
JUNE 1, 2011**

We hereby certify that notice of the Annual Meeting of Long Hill Estates at Peterborough, a Condominium was mailed to all unit owners at their addresses of record via 1<sup>st</sup> class mail

OR

handed directly to owners at the direction of the Board of Directors by an owner who concurrently received a signature of acceptance from each recipient; both methods according to the requirements of RSA 356B and the By-Laws. The list of owners and addresses is attached to this affidavit.

Signed Nancy C. Clarke  
Nancy C. Clarke  
President of the Board of Directors

June 1, 2011  
Date

Signed Miriam Setkori

June 1, 2011  
Date

Witness Joe J. Kell

June 1, 2011  
Date

**AFFIDAVIT  
ANNUAL MEETING  
JUNE 1, 2011**

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Signed Nancy C. Clarke  
Nancy C. Clarke  
President of the Board of Directors

June 1, 2011  
Date

Signed Miriam Setkori

June 1, 2011  
Date

Witness Joe J. Kell

June 1, 2011  
Date

# LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

## NOMINATION FORM

1. At the Annual Meeting on June 1, 2011, the membership will be electing the following:

one unit owner to fill a three year term on the  
Board of Directors

2. One unit owner to complete a three year term (one year remaining)

Should you wish to nominate someone prior to the meeting,  
please do so by using this form and submitting it to the  
Board before the meeting.

This same form may be used for self-nomination.

Nominations may also be submitted on the floor,  
at the meeting, verbally or in writing  
up until the time the election takes place.

Nominators must be unit owners.

*What about Jonathan Hampson?*

---

NOMINEE: Audrey Carvalho UNIT # 10

NOMINATED BY: Sirina G. Peterson UNIT # 2

This year, Nancy Clarke's three year term is ending..

One year remains on John Dolan's term, due to his resignation.

# LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

## NOMINATION FORM

At the Annual Meeting on June 1, 2011, the membership will be electing the following to the Board of Directors:

1. one unit owner to fill a three year term
2. one unit owner to fill a vacancy for two years
3. one unit owner to complete a three year term (one year remaining)

Should you wish to nominate someone prior to the meeting, please do so by using this form and submitting it to the Board before the meeting.

This same form may be used for self-nomination.

Nominations may also be submitted on the floor, at the meeting, verbally or in writing up until the time the election takes place.

Nominators must be unit owners.

---

NOMINEE: Diana Griffin UNIT # 32

NOMINATED BY: Nancy Clarke UNIT # 21

This year, Nancy Clarke's three year term is ending.  
Two years remain on Sonya LeClair's term, due to her resignation  
One year remains on John Dolan's term, due to his resignation.

# LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

## NOMINATION FORM

At the Annual Meeting on June 1, 2011, the membership will be electing the following to the Board of Directors:

1. one unit owner to fill a three year term
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Nominations may also be submitted on the floor, at the meeting, verbally or in writing up until the time the election takes place.

Nominators must be unit owners.

---

NOMINEE: Allen Hollender UNIT # 14

NOMINATED BY: Nancy Clarke UNIT # 21

This year, Nancy Clarke's three year term is ending.  
Two years remain on Sonya LeClair's term, due to her resignation  
One year remains on John Dolan's term, due to his resignation.

**LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM**

**NOMINATION FORM**

1. At the Annual Meeting on June 1, 2011, the membership will be electing the following:

one unit owner to fill a three year term on the Board of Directors

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Should you wish to nominate someone prior to the meeting, please do so by using this form and submitting it to the Board before the meeting.

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Nominations may also be submitted on the floor, at the meeting, verbally or in writing up until the time the election takes place.

Nominators must be unit owners.

---

NOMINEE: Shann Smith ? UNIT # 26  
Allen Hollander ?

NOMINATED BY: Sonya LeClair UNIT # 24

This year, Nancy Clarke's three year term is ending..

One year remains on John Dolan's term, due to his resignation.

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

**NOMINATION FORM**

At the Annual Meeting on June 1, 2011, the membership will be electing the following to the Board of Directors:

1. one unit owner to fill a three year term
2. one unit owner to fill a vacancy for two years
3. one unit owner to complete a three year term (one year remaining)

Should you wish to nominate someone prior to the meeting, please do so by using this form and submitting it to the Board before the meeting.

This same form may be used for self-nomination.

Nominations may also be submitted on the floor, at the meeting, verbally or in writing up until the time the election takes place.

Nominators must be unit owners.

---

NOMINEE: Sharon Smith UNIT # 25

NOMINATED BY: Nancy Clarke UNIT # 21

This year, Nancy Clarke's three year term is ending.  
Two years remain on Sonya LeClair's term, due to her resignation  
One year remains on John Dolan's term, due to his resignation.

**LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM  
ANNUAL MEETING MINUTES  
MAY 26, 2010**

**MONADNOCK CONGREGATIONAL CHURCH  
WILTON ROAD, PETERBOROUGH, NH**

The meeting was called to order at 7:05 p.m. by Nancy Clarke, president. A quorum was met with 19 units represented by 17 owners present and 2 proxies.

The president introduced directors John Dolan, Glen Swanson, treasurer Julie Clattenburg, clerk Midge Gibbons, and clerk pro-tem Brenda Salmonson.

**LAST YEAR'S MINUTES:**

Motion was made to accept the May 27, 2009 minutes of last year's annual meeting. Motion passed by unanimous vote.

**PRESIDENT'S REPORT:**

The president's report written by Nancy Clarke described many of the Board's activities for the past fiscal year as well as future plans. A copy of the president's report is attached hereto. Some of the members present initiated a discussion regarding ¶9 of the President's report. Details are outlined below.

1. In one unit the platform under the fireplace dried out, which caused the wood to combust. It appears that the fireplace was installed per the manufacturer's instructions. It was an original wood burning fireplace.
2. Some owners expressed a concern that owners with fireplaces have the platforms inspected annually via the crawl space. The owner would be responsible for the expense. If owners with fireplaces can hire an inspector, they might be able to negotiate a uniform and perhaps lower cost.
3. The fire department does not do inspections of this type.
4. New fireplaces should be installed on concrete slabs.
5. Owners should have their fireplaces cleaned annually.
6. Five members at the meeting have fireplaces.
7. The president assured that the committee will address this concern.
8. Marilyn Britton informed that there used to be an inspection requirement of owners, however, a previous board eliminated the requirement.

**TREASURER'S REPORT:**

An amended treasurer's report was given by Julie Clattenburg. Some discussions ensued regarding future expenses in relation to potential dues increases. The Board assured the unit members that the budget should be sufficient to keep the fees the same, either for the year or for part of the year. The budget will be reviewed again in June. Motion was made to accept the treasurer's report as presented. Motion passed by unanimous vote. Members brought up the following concerns.

1. JW will mow around the sides of the garden to make it more easily accessible.
2. Thank you to Jeff Weiler for all of his extra work in the garden.
3. There was no surplus produce last year due to the weather conditions.

#### **TREE COMMITTEE:**

No report was given due the fact that the committee is not operating and that there are issues with the master plan.

#### **ABUTMENT COMMITTEE:**

Glen Swanson and Ed Hampson reported some activity on the three properties that abut.

Performance Health & Fitness - In 2008 they expressed a desire to put in a three story building. The Town of Peterborough has received no further plans.

MicroSpec Corp.- They need proper zoning to make a wider road in the back of the building and a ramp.

Gravel Pit -There was a 10 year slope easement in the 80's and 38 acres of conservation easements. Ed and Glen will research this further as it pertains to the Long Hill property lines.

Old Jaffrey Road – Our property actually extends all the way to Old Jaffrey Road. Perhaps we should explore constructing walking trails, viewing spots, benches and the like?

#### **ELECTION OF BOARD MEMBERS:**

Audrey Carvalho nominated Ann Thayer. Ann Thayer expressed a willingness to serve if there was a five member board. Ann Lammers nominated Sonya LeClair to serve a three year term. Sonya accepted. Motion was made by Ann Lammers to elect Sonya for a three year term. Motion passed by unanimous vote. A discussion was held in regards to a five member board.

1. Marilyn Britton stated that the work had already been completed regarding the legal research, and the document is “ready to go”.
2. Some owners questioned as to if a position could be “shared”.
3. Some owners questioned as to whether the secretary and treasurer could be board members, serving a dual role.
4. President Nancy Clarke pointed out that when the association was formed, there were only 12 units for the 3 board members to manage.
5. The board will take the above under advisement, and check the by-laws.

#### **NEW BUSINESS:**

- Discussion was held in regards to vinyl siding versus painting. The cost of vinyl would be quite substantial. There seems to be a great deal of products on the market. The board will need to research the products, installation, guarantee, value and quality, etc..
- Properly painting and priming should extend the life of the clapboards. If the work is properly done, we should be able to add at least two more years between paint jobs, with touch ups. Originally, some of the clapboards were nailed into the insulation, and primer wasn't applied.

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

I/We Virginia G Peterson Trant \_\_\_\_\_ of  
Unit # 2, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/~~our~~ proxy to:

The Board

(name)

100 Long Hill Estates

(address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH.** This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed May 25, 2011

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature

Virginia G Peterson

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit address \_\_\_\_\_

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

I/We Ann Lammers and \_\_\_\_\_ of  
Unit # 35, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/our proxy to:

George Austerman  
(name)

Unit 29, LHE  
(address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH.** This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed 27 May 2011

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature

Ann C. Lammers

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit Owner Printed Name

\_\_\_\_\_

Unit address 35 Long Hill Estates, Peterborough, NH 03458

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

I/We Brenda L. Salmonson and N/A of  
Unit # 15, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/our proxy to:

Long Hill Estates Board  
(name)

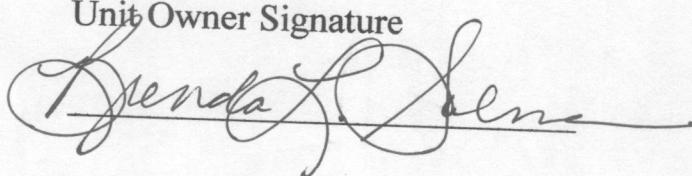
Peterborough, NH  
(address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH.** This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed June 1, 2011

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature



Unit Owner Signature

---

Unit Owner Printed Name

Brenda L. Salmonson

Unit Owner Printed Name

---

Unit address 15 Long Hill

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

I/We Brenda L. Salmonson and N/A of  
Unit # 15, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/our proxy to:

Long Hill Estates Board  
(name)

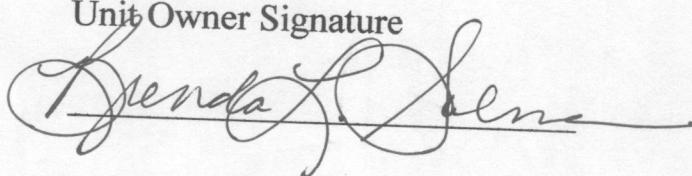
Peterborough, NH  
(address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH.** This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed June 1, 2011

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature



Unit Owner Signature

---

Unit Owner Printed Name

Brenda L. Salmonson

Unit Owner Printed Name

---

Unit address 15 Long Hill

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

I We Carole B. Reid and \_\_\_\_\_ of  
Unit # 6, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/our proxy to:

"The Board"  
(name)

Long Hill Estates, Peterborough NH  
(address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH.** This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed 5/13/11

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature

Carole B. Reid

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

Carole B. Reid

Unit Owner Printed Name

\_\_\_\_\_

Unit address

6 Longhill Est., Peterborough, NH 03458

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

PROXY STATEMENT  
ANNUAL MEETING  
Long Hill Estates at Peterborough, a Condominium

We Ann V. Thayer and \_\_\_\_\_ of  
Unit # 28, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my our proxy to:

JOAN V. BUTLER  
(name)

22 LONG HILL RD. PETERBOROUGH  
(address) N.H. 03458

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH**. This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed 5-29-11

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature

Ann V. Thayer

Unit Owner Signature

\_\_\_\_\_

Unit Owner Printed Name

ANN V. THAYER

Unit Owner Printed Name

\_\_\_\_\_

Unit address #28 Long Hill Rd.

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*

**PROXY STATEMENT**  
**ANNUAL MEETING**  
Long Hill Estates at Peterborough, a Condominium

I/We Jonathan M. Thompson - 1993 Trust and Patrice A. Thompson - 1993 Trust of  
Unit # 18, being member(s) in good standing of Long Hill Estates at  
Peterborough, a Condominium, under the provisions of the duly recorded legal  
instruments governing the community, do hereby grant my/our proxy to:

Edward P. Thompson  
(name)

18 Long Hill Estates, Peterborough NH  
(address)

For the purpose of establishing a quorum and for any other business that may come before the Association at the Annual Meeting of Long Hill Estates at Peterborough, a Condominium on **June 1, 2011 at 7:00pm at the Monadnock Congregational Church, Wilton Road, Peterborough NH**. This proxy carries full right for the proxy holder to cast his/her vote(s) as he/she feels fit. This proxy revokes any and all proxies previously assigned: personal appearance at the Annual Meeting will negate this proxy.

Date Signed 5/10/11

*NOTE: In the event more than one individual appear on the deed, ALL such individuals must sign this proxy form.*

Unit Owner Signature

Jonathan M. Thompson  
Co-Truster

Unit Owner Signature

Patrice A. Thompson  
Co-Truster

Unit Owner Printed Name

Jonathan M. Thompson - Co-truster

Unit Owner Printed Name

Patrice A. Thompson Co-Truster

Unit address 18

Note: *ONLY this EXACT FORM can be used for a proxy from your unit. Copies will not be accepted.*