

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

**NOTICE OF ANNUAL MEETING**

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

**WEDNESDAY, MAY 26, 2010**

**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 26, 2010

**LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM  
ANNUAL MEETING**

**WEDNESDAY, MAY 26, 2010**

**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 27, 2009 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, 2010 (*IRS Revenue Ruling 70-064 inc.*)
- H. Committee Reports: Welcome, Garden, Tree (under advisement), and  
Abutment
- I. Election of Director (1 position) (*Nomination & Proxy forms included*)
- J. New Business\*  
Discussion of Painting and Vinyl Siding  
Discussion of Increasing the Board of Directors to 5 members  
Discussion of Landscaping Master Plan
- 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.

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

		Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Income Category	Income Sub-Category	Actual Income 7/1/09-06/25/10	Budget Jul 09-Jun 10	Remaining Budget	Budget Jul 10-Jun 11	Chg in Bud From Prior Yr	Monthly Fee
Assessments	41000 Owner Base Monthly	88,820.00	99,360.00	10,540.00	99,360.00	0.00	230.00
Investments	41100 Interest Earned	48.22	0.00	(48.22)	0.00	0.00	0.00
Miscellaneous	42000 Other Income	16,532.68	0.00	(16,532.68)	0.00	0.00	0.00
	42010 Garden Fund	0.00	0.00	0.00	0.00	0.00	0.00
	42015 Water- Garden Reimb	97.80	0.00	0.00	0.00	0.00	0.00
	42050 Porch Staining Reimb	0.00	0.00	0.00	0.00	0.00	0.00
	42100 Legal Fee Reimb	112.50	0.00	(112.50)	0.00	0.00	0.00
	42200 Late Fees	0.00	0.00	0.00	0.00	0.00	0.00
	42210 Interest on Late Fees	0.00	0.00	0.00	0.00	0.00	0.00
	42310 Maintenance Reimb	0.00	0.00	0.00	0.00	0.00	0.00
	42400 Workers Comp Rebate	491.00	0.00	(491.00)	0.00	0.00	0.00
<b>TOTAL INCOME</b>		<b>106,102.20</b>	<b>99,360.00</b>	<b>(6,644.40)</b>	<b>99,360.00</b>	<b>0.00</b>	<b>230.00</b>
Expense Category	Expense Sub-Category	Actual Expense 7/1/09-06/25/10	Budget Jul 09-Jun 10	Remaining Budget	Budget Jul 10-Jun 11	Chg in Bud From Prior Yr	Monthly Fee
Administrative	50100 Bank Service Charges	32.50	0.00	(32.50)	0.00	0.00	0.00
	56010 Accounting Services	2,385.00	2,400.00	15.00	2,400.00	0.00	5.56
	56025 Dues & Subscriptions	0.00	0.00	0.00	0.00	0.00	0.00
	56030 Insurance	9,705.00	10,600.00	895.00	10,600.00	0.00	24.54
	56035 Legal Fees	1,000.38	2,000.00	999.62	2,000.00	0.00	4.63
	56036 Legal Fees-Reimbursable	517.50	0.00	(517.50)	0.00	0.00	0.00
	56045 Consultant/Educ Fees	0.00	0.00	0.00	0.00	0.00	0.00
	56050 Miscellaneous	609.41	745.00	135.59	745.00	0.00	1.72
	56055 Insurance Claim	16,532.68					
	56060 Office Supplies	14.00	280.00	266.00	250.00	(30.00)	0.58
	56065 Postage	63.62	280.00	216.38	200.00	(80.00)	0.46
	56075 Taxes	19.00	75.00	56.00	75.00	0.00	0.17
	<b>Subtotal - Administrative</b>	<b>30,879.09</b>	<b>16,380.00</b>	<b>2,033.59</b>	<b>16,270.00</b>	<b>(110.00)</b>	<b>37.66</b>
Buildings	56205 Painting	12,000.00	12,000.00	0.00	17,035.00	5,035.00	39.43
	56210 Pest Control	0.00	1,250.00	1,250.00	1,250.00	0.00	2.89
	56214 Repairs/Maint-Adm	3,960.00	4,320.00	360.00	4,320.00	0.00	10.00
	56215 Repairs/Maint-Labor	1,802.00	6,000.00	4,198.00	4,000.00	(2,000.00)	9.26
	56217 Repairs/Maint-Reimburse	0.00	0.00	0.00	0.00	0.00	0.00
	56216 Repairs/Maint-Materials	38.50	1,000.00	961.50	1,000.00	0.00	2.31
	<b>Subtotal - Buildings</b>	<b>17,800.50</b>	<b>24,570.00</b>	<b>6,769.50</b>	<b>27,605.00</b>	<b>3,035.00</b>	<b>63.90</b>

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

Expense Category	Expense Sub-Category	Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
		Actual Expense 7/1/09-05/25/10	Budget Jul 09-Jun 10	Remaining Budget	Budget Jul 10-Jun 11	Chg in Bud From Prior Yr	Monthly Fee
Funding of Funds	Capital Replacement Fund	13,860.00	15,120.00	1,260.00	15,120.00	0.00	35.00
	<b>Subtotal - Funding of Funds</b>	<b>13,860.00</b>	<b>15,120.00</b>	<b>1,260.00</b>	<b>15,120.00</b>	<b>0.00</b>	<b>35.00</b>
Grounds Maintenance	56405 Fertilization	480.50	1,500.00	1,019.50	1,500.00	0.00	3.47
	56415 Irrigation	531.25	1,500.00	968.75	1,200.00	(300.00)	2.78
	56421 Mowing	6,215.00	7,000.00	785.00	7,000.00	0.00	16.20
	56422 Spring Cleanup	2,750.00	2,750.00	0.00	2,750.00	0.00	6.37
	56423 Bed Maintenance	4,118.00	4,100.00	(18.00)	4,000.00	(100.00)	9.26
	56425 Tree/Shrub Maintenance	3,843.75	3,900.00	56.25	3,900.00	0.00	9.03
	56426 Fall Cleanup	1,540.00	1,540.00	0.00	1,540.00	0.00	3.56
	<b>Subtotal - Grounds Maint</b>	<b>19,478.50</b>	<b>22,290.00</b>	<b>2,811.50</b>	<b>21,890.00</b>	<b>(400.00)</b>	<b>50.67</b>
Loan Payment	93000 Loan Principal	0.00		0.00			
	93001 Loan Interest	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>	<b>0.00</b>
Roads & Winter Maintenance	56436 Plow, Sand & Shovel	9,400.00	10,400.00	1,000.00	10,000.00	(400.00)	23.15
	56438 Other Winter Maint	1,343.00	3,500.00	2,157.00	2,500.00	(1,000.00)	5.79
	<b>Subtotal - Roads/Winter Maint</b>	<b>10,743.00</b>	<b>13,900.00</b>	<b>3,157.00</b>	<b>12,500.00</b>	<b>(1,400.00)</b>	<b>28.94</b>
Utilities	56605 Electricity	757.11	750.00	(7.11)	825.00	75.00	1.91
	56610 Trash Removal	3,400.00	3,750.00	350.00	3,750.00	0.00	8.68
	56615 Water	1,134.86	2,600.00	1,465.14	1,400.00	(1,200.00)	3.24
	56620 Water - Garden Reimburse	96.96	0.00	0.00	0.00	0.00	0.00
	<b>Subtotal - Utilities</b>	<b>5,388.93</b>	<b>7,100.00*</b>	<b>1,808.03</b>	<b>5,975.00</b>	<b>(1,125.00)</b>	<b>13.83</b>
<b>TOTAL EXPENSE</b>		<b>98,150.02</b>	<b>99,360.00</b>	<b>17,839.62</b>	<b>99,360.00</b>	<b>0.00</b>	<b>230.00</b>
<b>NET OPERATING INCOME</b>		<b>7,952.18</b>	<b>0.00</b>				

ASSETS:

	Jul 2009-June 2010	Bal 7/1/2009	Income	Interest	Expenses	Bal 05/25/10
Ocean National Checking Account						14,449.72
Capital Replacement Account*		19,673.57	13,860.00	30.33	9,347.50	24,216.40
Working Capital Account**		13,477.33	920.00	17.89	1,200.00	13,215.22

\*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.

**RESOLUTION FOR DISPOSITION OF EXCESS REVENUE OVER EXPENSES**

**FOR**

**FISCAL YEAR ENDING JUNE 30, 2010**

**RESOLVED:** That any excess of membership income over membership expenses for the year ending June 30, 2010 shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064.

**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 **MAY 27, 2009 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  
ANNUAL MEETING MINUTES  
MAY 27, 2009**

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

The meeting was called to order at 7:08 p.m. by Greg Lawn, president pro tem.  
A quorum was met with 25 units represented by 20 owners present and 5 proxies.

The president pro tem introduced directors Ann Lammers, Nancy Clarke, treasurer Julie Clattenburg, and clerk pro-tem Brenda Salmonson.

**LAST YEAR'S MINUTES:**

Motion was made to accept the October 1, 2008 minutes of last year's annual meeting.  
Motion passed by unanimous vote.

**PRESIDENT'S REPORT:**

The president's report written by Marilyn Britton described many of the Board's activities for the past 8 months and future plans. A copy of the president's report is attached hereto. President pro tem added a post script to the president's report to address the following:

1. Deb Claffey, Landscape Designer, is being hired, to begin work on June 19<sup>th</sup>. She will take over the landscaping that JW has been doing for us and will provide a long-term landscape design.
2. Owners are to stain their own front steps every 2 years, and this year most unit members must take care of this.
3. Greg spoke to Tim Allen of Allen & Mathewson to see if they have mapped our gas lines. They report they have an as-built record, which has satisfied the PUC. Greg will contact them again, and Ann will search for this record in the association's files. Greg advised owners not to paint the rusty pipes, as they may be color-coded. Allen & Mathewson will take care of this. At this time we do not know whether there have been any "Dig Safe" issues. Greg will try to resolve this.
4. Unit #27 is empty. The bank is in possession and pays the condo fees sporadically. There may be a future Quiet Title action and the property may be foreclosed upon, as the unit belongs to the Estate and no heirs have been located.
5. The association's new address is 100 Long Hill Estates.

**TREASURER'S REPORT:**

The 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 will be gone through with a fine tooth comb to see if they

can keep the fees the same. Motion was made to accept the treasurer's report as presented. Motion passed by unanimous vote.

**DISPOSITION**

**RESOLUTION FOR DEPOSITION OF EXCESS REVENUE OVER EXPENSES FOR FISCAL YEAR ENDING JUNE 30, 2009 (IRS 70-064):**

Motion was made by George Austermann and seconded by Ed Hampson that any excess of membership income over membership expenses for the year ending June 30, 2009, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064. Motion passed by unanimous vote.

**COMMITTEE REPORTS:**

Diana Griffin reported on the Welcoming Committee. Diana offers a basket filled with "Peterborough" information to new owners. Diana and Ann Thayer are the only ones on the committee at this time and would welcome new members or ideas.

**RULES COMMITTEE:**

No report at this time.

**GARDEN COMMITTEE:**

Ed Hampson is the new "go to" person. Plots have been subdivided, with 12 units gardening. Gardeners divide the cost of the irrigation. Nancy Clarke will organize a garden party when the plants are in full bloom. Gardeners are willing to share the fruits (and vegetables) of their labors with others by offering their excess produce near the garden shed. Thanks to Dave Poirier, the plots were rototilled.

**TREE COMMITTEE:**

Marcia Pettee, Nancy Clarke and Ann Lammers report that the removal of the white pines was timely. Tree replacement may take more time due to budget constraints and the fact that George Lohmiller is unavailable because of family health issues.

**AMENDMENT TO "DECLARATION OF CONDOMINIUM":**

Motion was made by Ed Hampson and seconded by John Dolan to accept the amendment as read (George asked that page 2, last bold ¶, change the word "sewerage" to "sewage", Greg stated that he would ask our Attorney to change). Motion passed by unanimous vote. Quorum of over 67% was met. An aside – because this is an amendment to the Declaration of Condominium, this amendment must be submitted to all mortgage holders of record. Unit owners need to be sure that the Board has current information of all mortgage holders.

**ELECTION OF BOARD MEMBERS:**

Ann Lammers was nominated to serve the remaining year of Marilyn Britton's term. John Dolan was nominated for a three year term. Ann and John accepted. Motions were made individually to the terms herein provided and both passed by unanimous vote. Midge Gibbons has graciously volunteered to take the position of Clerk and the Board accepts her offer. Thank you, Midge.



## **ACKNOWLEDGEMENT OF SERVICE AS VOLUNTEER AND RELEASE OF LIABILITY:**

Tabled by the president pro tem, because this matter is under reconsideration.

### **NEW BUSINESS:**

- Discussion of creating an ad hoc committee regarding putting together helpful information concerning standards that are compliant with condo by-laws regarding replacement windows, doors and the like. The Board recommends that Greg Lawn oversee.
- The Board will address any replacement windows that do not conform with current by-laws and ask owner(s) to correct.
- After research by Ed Hampson and Dave Clarke, J.A. Jubb has submitted a proposal for unit owners to consider, if desired. Heating and cooling bills are expected to be dramatically lower after insulation is added. Ice dams on roofs should be reduced or eliminated. The Board recommends that all owners have attic insulation added, per proposal.
- There is no official code for dryer ducts, and our insurance company does not require a final inspection. The Board would like to see all dryer ductwork re-inspected but cannot mandate it. The Board has located one highly qualified professional who is willing to inspect; but his fee would come to about \$4,000. A unit owner, Dave Clarke, has offered to do inspections at no charge. The Board is grateful for his offer. We cannot pay an owner who volunteers, but can only reimburse for out of pocket costs. The Board will consider all options, taking the association's liability coverage into account, and will provide more information on this subject in the future.
- Board is considering a 5 member Board in the future. This would require a by-law change. The Board is looking for feedback/suggestions.
- Glen reported that there is nothing pending regarding construction to the east.
- Glen reported that he spoke to Carol Ogilvie regarding new monies available for wind power on our hill. Ed will help Glen research this.
- The Board has made a new policy for Enforcement of Rules, to deal with violations of by-laws and rules. Prior to summer walk-around, the Board will notify unit owners. If violations are cited, owners will have two weeks to fix issues and then may request an extension. If issues remain unaddressed for a protracted time, the board may impose a fine of \$10 per day per issue.

**MEETING ADJOURNED at 9:25 by unanimous vote.**


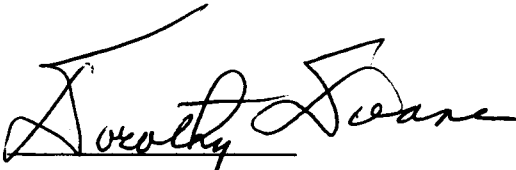
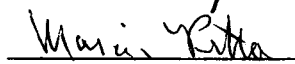
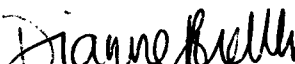
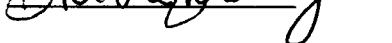


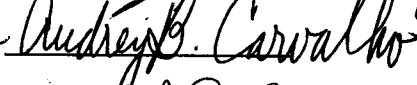
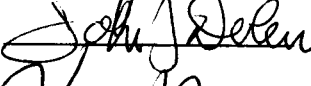
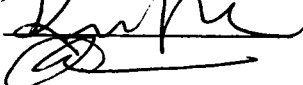

Respectfully submitted by clerk pro tem,

  
Brenda L. Salmonson

**List of documents included in annual meeting packet**

- 1. Notice of meeting**
- 2. Agenda**
- 3. 2009 Meeting Minutes**
- 4. Income/Expense Report**
- 5. IRS Resolution for Disposition of Excess Revenue**
- 6. Nomination and Proxy Forms**

UNIT OWNER CHECK SHEET  
LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM  
MAY 26, 2010 – ANNUAL MEETING  
To accompany affidavit  
(All addresses are unit # Long Hill Estates, - Exceptions listed)

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

14 Robert & Martha Price  
15 Brenda Salmonson  
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  
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  
27 empty  
28 Ann Thayer  
29 Betty & George Austermann  
30 Linda Buxton  
31 Julie Clattenburg  
32 Diana Griffin

*Robert and Martha Price*  
*Brenda Salmonson*  
*Marilynn Britton*

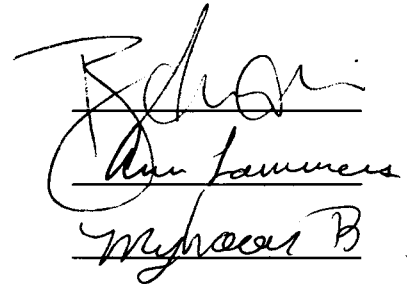
*Mary Lou Miley*  
*Nancy Clarke*  
*Joan Butler*  
*Richard White*  
*Sonya LeClair*  
*Sharon Smith*  
*Roger Sirois*  
*Ann Thayer*  
*Betty & George Austermann*  
*Linda Buxton*  
*Julie Clattenburg*  
*Diana Griffin*

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

34           Alejandro & Regina Andres

35           Ann Lammers

36           Leonard & Bessie Myhaver

  
The block contains three handwritten signatures, each written over a horizontal line. The first signature is 'Alejandro & Regina Andres', the second is 'Ann Lammers', and the third is 'Leonard & Bessie Myhaver'.

**AFFIDAVIT  
ANNUAL MEETING  
MAY 26, 2010**

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 5-26-10  
Nancy C. Clarke Date  
President of the Board of Directors

Signed Miriam L. Lefkowitz 5-26-10  
Date

Witness John J. Dole 5/26/10  
Date

UNIT OWNER CHECK SHEET  
LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM  
MAY 26, 2010 – ANNUAL MEETING  
To accompany affidavit  
(All addresses are unit # Long Hill Estates, - Exceptions listed)

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

14 Robert & Martha Price  
15 Brenda Salmonson  
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  
                                 1955 Stonewyck Ct.  
                                 Cumming GA 30041  
20 Mary Lou Miley  
21 David & Nancy Clarke  
22 Faith Hanson & Joan Butler  
23 Richard White  
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25 Sharon Smith  
26 Roger Sirois  
27 empty  
28 Ann Thayer  
29 Betty & George Austermann  
30 Linda Buxton  
31 Julie Clattenburg  
32 Diana Griffin

Robert & Martha Price  
Brenda Salmonson  
Marilyn A. Britton

Jonathan & Patrice Hampson

Matthew Farhm & Megan Carroll  
Nancy Clarke  
Joan Butler

Richard C White  
Sonya LeClair  
Sharon Smith

Ann Thayer  
Betty & George Austermann

Linda Buxton  
Julie Clattenburg  
Diana Griffin



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

34 Alejandro &amp; Regina Andres

35 Ann Lammers

Ann C Lowmeyer

36                      Leonard & Bessie Myhaver

PROXY STATEMENT  
ANNUAL MEETING

Long Hill Estates at Peterborough, a Condominium

I/We Diana Griffin and \_\_\_\_\_ of  
Unit # 32, 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:

Julie Clattenburg  
(name)

Unit #31 Long Hill Rd.  
(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 **May 26, 2010 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 9 200

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

Unit Owner Signature

DIANA GRIFFIN

Unit Owner Printed Name

D

Unit Owner Signature

Diana Griffin

Unit Owner Printed Name

\_\_\_\_\_

Unit address 32 Long Hill Road Peterborough NH

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

03458

PROXY STATEMENT  
ANNUAL MEETING

Long Hill Estates at Peterborough, a Condominium

I/We JONATHAN M. HAMPSON, Trustee and PATRICE A. HAMPSON, Trustee 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 R. Hampson  
(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 **May 26, 2010 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 5/26/10

*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. Hampson, Trustee

Unit Owner Printed Name

JONATHAN M. HAMPSON, Trustee

Unit Owner Signature

Patrice A. Hampson, Trustee

Unit Owner Printed Name

Patrice A. Hampson, Trustee

Unit address 18 Long Hill

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

**PRESIDENT'S REPORT FOR ANNUAL MEETING  
LONG HILL ESTATES CONDOMINIUM ASSOCIATION  
MAY 26, 2010**

Thank you very much for coming this evening. Your interest and input are most important to the Association. Once again, thank you to Brenda Salmonson who has agreed to record our minutes, using her skills as a professional clerk.

This fiscal year has been very busy and challenging for the Board of Directors. I think we all agree that we have learned a great deal and hope this knowledge has been used for the benefit of the Association.

I feel it is necessary that I speak to you regarding the assistance and the sharing of your individual talents which are extremely important to our Association. Certain issues have arisen which have taken a great deal of time and research to bring to a conclusion. Those of us on the Board do the best we can, but cannot answer all questions or solve all problems immediately. Thanks to the efforts of a few individuals we now have guidelines in place, which you have all received, regarding the replacement of windows and doors for which you are responsible. As the by-laws state, Article V, Section 4 (c), "all repairs and replacements shall be substantially similar to the original construction and installation, and shall be of first class quality." The Board strongly suggests that if a window or door is in need of replacement, the unit owner speak to the Board so that there will be no question regarding the appropriateness of the replacement. This approval will be noted in the board meeting minutes. These guidelines will be of great value as more new windows and doors become necessary due to the aging of our buildings. There are most probably other issues which could present themselves which would benefit from committee research and discussion, resulting in written guidelines. In order for these types of situations to be addressed, the Association needs the help of our unit owners. Please consider adding your thoughts and suggestions to this process.

John Norton continues his maintenance work for us. You will see new porch lattices, experience correction of roof problems and solutions to other requests he has received. We ask that you use the maintenance request forms as they are the only record we have of the work to be done and then accomplished. Phone calls directly to John cause the Board to be out of the loop as far as the resolution of and the billing for the individual problems.

## **Page 2 – President's Report for 2010 Annual Meeting**

Our summer outdoor lawn and shrubbery maintenance are now divided between JW Cox and Deb Claffey, landscape expert. JW will continue with the mowing, trimming of shrubs/trees close to the buildings, bed maintenance in the spring and fall clean up. Deb Claffey and Sara Cox ( no relation to JW), will use their expertise on the trees and landscaping design. Later in the meeting we will discuss the Landscaping Master Plan which will be developed by Deb over the winter months and be of great value to us in future years.

JW kept our driveways and roads clear of snow and ice and was here within an appropriate time to deal with these conditions as they occurred. His contract will renew next spring and he informed me that our costs would remain substantially unchanged for his next two-year contract. He is working on the figures and should have them to us by the end of June.

Currently we are researching the possible installation of vinyl siding our buildings. It is a very expensive project and therefore necessary to obtain as much accurate information as possible before any decision can be made. This summer Matt Harwood, our painter, will paint all of building seven, the front and south side of building four, and the back and north side of building five. Matt's work will include replacement of clapboards as he deems necessary and the touch up of certain areas. More on these subjects to be discussed later in the meeting.

In order to keep you updated on Unit #27 and its current status, as discussed with our attorney, we have not received condo fees in almost a year from the mortgage company. There has been a change in the mortgage holder, and our attorney is working on a resolution. We have placed a lien on the property with his advice. There is the possibility for a foreclosure this summer and then the property could be sold. A great deal of effort has been made to locate an heir of the deceased owner, but to date that has yielded no positive results.

One serious event which occurred in February, was a fire in one of the unit's fireplace foundation. Fortunately this fire was quickly contained and caused no damage to any other units. While it was a lengthy, involved process, the Association's insurance company satisfied its responsibility to us and the

### **Page 3 – President's Report for 2010 Annual Meeting**

Unit owner. I would like to give a special “thank you” to director John Dolan, who spent a great deal of time getting everything in order for payment of this claim. We posted a notice on the bulletin board stating how extremely important it is for all of us with either a gas or wood-burning fireplace to have it cleaned and inspected yearly. This would reveal any unsafe conditions before a fire occurs.

The Board's annual walk around, made to discover issues which need correcting, will take place this summer. A notice of the date will be posted on the bulletin board prior to this to give you ample time to take care of items you know need your attention. The fewer items we need to address will make the process much easier for all concerned.

In closing, please know you can direct any questions or concerns to your Board of Directors and we will address them as soon as possible. Your participation in the Condo Association would be greatly appreciated! As we have all heard, “many hands make light work.” Our homes and property are special, and working together will help us remain happy and healthy.

Respectfully submitted,  
Nancy Clarke