

Long Hill Estates at Peterborough, a Condominium

NOTICE OF ANNUAL MEETING

The Annual Meeting of the Unit Owners' Association
will be held on
Wednesday, September 10,2003
at 7:00 pm
at the Peterborough Town Library
Concord Street
Peterborough, New Hampshire
(Please use the downstairs back entrance)

Members in good standing will be allowed to vote.
Good standing means 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, you may 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
August 10,2003*

ADDITIONAL ANNUAL MEETING INFORMATION

**THE FOLLOWING WILL BE BROUGHT UP FOR
DISCUSSION AND ACTION UNDER
“NEW BUSINESS”
on SEPTEMBER 10th**

The buyer of a unit has requested to be able to keep a motor boat on the property in the area to the left of the dumpster.(which would be up in the section in which the shingles are stored) It would be there during the summer months, e.g. mid-May through September. After that the boat would be winterized, wrapped, and stored off site.

The Board has chosen to bring this issue before the membership for discussion and a decision re: appropriate action.

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
ANNUAL MEETING, SEPTEMBER 10, 2003
7:00 PM
PETERBOROUGH LIBRARY, CONCORD STREET, PETERBOROUGH NH

AGENDA

- CALL TO ORDER
- ROLL CALL
- VALIDATION OF QUORUM
- INTRODUCTION OF DIRECTORS, OFFICERS, AND GUESTS
- ACCEPTANCE OF MINUTES OF SEPTEMBER 8, 2002 ANNUAL MEETING
- PRESIDENT'S REPORT
- TREASURER'S REPORT
- COMMITTEE REPORTS
- VOTE ON RESOLUTION FOR DEPOSITION OF EXCESS REVENUE OVER EXPENSES FOR FISCAL YEAR ENDED JUNE 30, 2003 (SEE ATTACHMENT)
- ELECTION OF DIRECTOR (ONE POSITION)
- NEW BUSINESS*
- ADJOURNMENT

(THERE IS NO OLD BUSINESS HELD OVER FROM LAST YEAR'S ANNUAL MEETING)

* NEW BUSINESS MAY BE BROUGHT BEFORE THE BODY BY ANY UNIT OWNER. IT SHOULD BE PRESENTED IN THE FORM OF A MOTION WITH A SECOND FOR PURPOSES OF DISCUSSION AND VOTING. PLEASE PRESENT THE MOTION IN WRITING TO ENSURE CORRECT WORDING.

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 September 10,2003 at 7:00pm at the Peterborough Town
Library,Concord Street, 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 individuals 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.***

**RESOLUTION FOR DEPOSITION OF EXCESS REVENUE OVER EXPENSES FOR
FISCAL YEAR ENDED JUNE 30,2003:**

RESOLVED: That any excess of membership income over membership expenses for the Year ended June 30,2003, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064.

Long Hill Estates at Peterborough, A Condominium
Annual Meeting
Sunday, September 8,2002
Reynolds Hall, Peterborough

The meeting was called to order at 7:40 pm by President, Bill Waters.

The roll call was taken at the entrance, establishing a quorum with 23 unit owners present and 6 by proxy, for a total of 29.

Present and introduced were Bill Waters, Board President; Rob Trowbridge, Board Member and Treasurer; Jane Morrissey, Clerk (not a voting Board member)

Tom Forman, Board member appointed to fill the unexpired term of Marilyn Britton was not present because he is out of the country. Bruce Armer, Roofing Consultant was to be introduced when he arrived.

MOTION: Made by Rob Trowbridge

That the minutes of the Annual Meeting of September 19,2001, be accepted.

PASSED: Unanimous Voice Vote

MOTION: Made by Helen Liscord, Second by Bette Austermann

That a report prepared by the past president be heard prior to hearing the current President's report.

PASSED: Unanimous Voice Vote
(Report Requested for inclusion in the minutes)

PRESIDENT'S REPORT: Bill Waters , President limited his report by adding comments to the past president's report re:the current Board's evaluation of the roofing project,a reevaluation of methods of the ongoing roofing process, a reminder that furnace and fireplace inspection reports are due to the Board by November 1st, and that any unit owner who has installed a new furnace between Nov. 1,2001 and Nov.1,2002 need not submit an inspection report, but must have a record of that installation on file with the Board. He announced that this Board is committed to a "No SpecialAssessment Policy" unless there is an emergency which would severely impact the Association's financial stability..An informational meeting for all unit owners will be set up with Bruce Armer within the next few weeks.

TREASURER'S REPORT : Rob Trowbridge reported on the Association's healthy financial condition, the cash basis accounting system, each unit's assets relative to current market value,a new Board policy re:holding budget hearings for community input prior to Board adoption of future annual budgets, and the assurance that no painting assessments would be levied.He announced that we would live within our budget . (Financial Report attached)

GROUNDSC COMMITTEE REPORT: Chairperson, Fran Huntley's report was read by George Austermann.(Report attached)

MOTION: Made by Bill Waters

That the Treasurer's Report Grounds Committee Report be accepted .

PASSED: Unanimous Voice Vote

ELECTION: Rob Trowbridge announced his desire to serve for another 3 year term ;no other nominees. Rob elected by unanimous voice vote.

MOTION: Made by Bill Waters, Second by Jane Morrissey

RESOLVED: That any excess of membership income over membership expenses for the Year ended June 30,2002 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064.

PASSED: Unanimous Voice Vote

MOTION: Made by Bill Waters

To take the tabled motion re: additional fees for sunroom owners, off the table and put it back on the table.(See minutes of 2001 Annual Meeting,pg. 4,#7)

PASSED: Unanimous Voice Vote

MOTION: Made by Judi Bianco, Second by Jane Morrissey

That the motion previously put back on the table, be taken off the table and discussion ended. The Association should pay for sunroom roof maintenance and repair.

PASSED: Voice Vote.....Rob Trowbridge wishes to enter the following into the record:
"I am voting "No", because the Association is not obligated to maintain sunroom roofs".

MOTION: Made by Rob Trowbridge and Bill Waters (In order to get a "sense of the meeting" as to whether or not the Board should change the "No new dog rule".)

Dogs should be allowed at Long Hill Estates.

YES: 10 NO:13

MOTION: Made by Judi Bianco

To adjourn

PASSED: Unanimous Voice Vote

The Directors present fixed the date and time of the organizational meeting to be just before or just after the meeting that will be set up with Bruce Armer within the next few weeks.

The meeting was adjourned by Bill Waters, President at 10:11 p.m.

Respectfully submitted,
Jane Morrissey, Clerk

ADOPTED, APPROVED BUDGETJULY 1, 2003 - JUNE 30, 2004
TOTALS Unit \$'s per monthINCOME (planned)

Association Fees

86,400

200

EXPENSESAdministrative

Accounting	3,100	
Bank Service Charges	50	
Clerical Help	100	
Insurance	10,000	
Legal Fees	500	
Consultant Fees	500	
Miscellaneous	200	
Office Supplies	200	
Postage	300	
Taxes	350	
	15,300	35.42

Buildings

Painting	7,000	
Pest Control	1,000	
Repairs & Maintenance	4,000	
	12,000	27.78

Grounds

Fertilization	1,863	
Irrigation	1,200	
	3,063	7.09

Landscaping

Mowing	12,000	
Spring Cleanup	1,600	
Bed Maintenance	600	
Pruning	1,100	
Fall Cleanup	750	
Mulch	400	
	16,450	38.07

Roads Maintenance

Plow, Sand, Shovel	10,000	
Other	2,000	
	12,000	27.78

Utilities

Electricity	750	
Trash Removal	3,000	
Water	2,000	
Old Water	1,500	
	7,250	16.78

Reserve Payments

20,337 20,337 47.08

TOTAL EXPENSES86,400 86,400 200

AFFIDAVIT
ANNUAL MEETING
SEPTEMBER 10,2003

I 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 1st class mail according to the requirements of RSA 356 B and the By-Laws. The list of owners and addresses is attached to this affidavit.

Signed Jane R. Morrissey Date 08-08-03
Jane R. Morrissey, Director/Clerk

Witness Andrea LaBonne

**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM
UNIT OWNERS MAILING ADDRESS LIST**

**Unit #1 Ms. Bethann SanMartino
1 Long Hill Estates
Peterborough NH 03458**

**Unit #2 Ms. Virginia G. Peterson
P.O. Box 775
Peterborough NH 03458**

**Unit #3 Dorothy and Carl Doane
3 Long Hill Estates
Peterborough NH 03458**

**Unit #4 Ms. Martha Mixson
4 Long Hill Estates
Peterborough NH 03458**

**Unit #5 Dr. Sandhya Kale
5 Long Hill Estates
Peterborough NH 03458**

**Unit #6 Ms. Carol Reid
47 Kendall Rd.
Keene NH 03431**

**Unit #7 Ms. Eleanor Webber
c/o Tom Webber
1509 Amesbury Ct.
Belair MD 21014**

**Unit #8 Ms. Evelyn Morrison
8 Long Hill Estates
Peterborroough NH 03458**

**Unit #9 Ms. Bette Greene
Belthroip Realty/P.O.Box 862
Brookline MA 02445**

**Unit #10 Ms. Jane Morrissey
10 Long Hill Estates
Peterborough NH 03458**

Unit #11 Midge Gibbons and John Dolan
11 Long Hill Estates
Peterborough NH 03458

Unit #12 Ms. Bette Greene
Belthroip Realty/P.O. Box 862
Brookline MA 02445

Unit #13 Ms. Judith Bianco
13 Long Hill Estates
Peterborough NH 03458

Unit #14 Amy and Glen Myhaver
14 Long Hill Estates
Peterborough NH 03458

Unit #15 Mr. C. Robertson Trowbridge
15 Long Hill Estates
Peterborough NH 03458

Unit #16 Marilyn and Carl Britton
16 Long Hill Estates
Peterborough NH 03458

Unit #17 Ms. Carol Reid
New Hampshire Ball Bearing
Rte. 202 S
Peterborough NH 03458

Unit #18 Patrice and Jonathan Hampson
P.O. Box 73
Peterborough NH 03458

Unit #19 Mr. William H. Waters
19 Long Hill Estates
Peterborough NH 03458

Unit #20 Ms. Mary Lou Miley
20 Long Hill Estates
Peterborough NH 03458

Unit #21 Monica and Tom Forman
21 Long Hill Estates
Peterborough NH 03458

Unit #22 Ms. Maureen Humphrey
22 Long Hill Estates
Peterborough NH 03458

**Unit #23 Mr. Richard White
23 Long Hill Estates
Peterborough NH 03458**

**Unit #24 Ms. Lyn Campbell
24 Long Hill Estates
Peterborough NH 03458**

**Unit #25 Ms. Helen Liscord
25 Long Hill Estates
Peterborough NH 03458**

**Unit #26 Ilene and Roger Sirois
26 Long Hill Estates
Peterborough NH 03458**

**Unit #27 Lucille and John Spooner
SUMMER:27 Long Hill Estates
Peterborough NH 03458**

**WINTER: 3555 Atlantic Ave., Apt. 505
Daytona Beach FL 32127-4677**

**Unit #28 Ms. Ann Thayer
28 Long Hill Estates
Peterborough NH 03458**

Unit #29 Betty and George Austermann
29 Long Hill Estates
Peterborough NH 03458

Unit #30 Ms. Fran Huntley
30 Long Hill Estates
Peterborough NH 03458

Unit #31 Ms. Julie Clattenburg
31 Long Hill Estates
Peterborough NH 03458

Unit #32 Ms. JoAnn Hall
32 Long Hill Estates
Peterborough NH 03458

Unit #33 TILL-NH
Linda Hoffman, Mgr.
80 Elm St, Suite 20
Peterborough NH 03458

Unit #34 Lesley Loke and Liam Kelly
34 Long Hill Estates
Peterborough NH 03458

Unit #35 Ms. Carolyn LaBossiere
35 Long Hill Estates
Peterborough NH 03458

Unit #36 Annie and Berton George
36 Long Hill Estates
Peterborough NH 03458

USE FOLLOWING ADDRESS ONLY IF INSTRUCTED TO DO SO
c/o Barbara Roberts
653 Whatley Drive
Ashburn GA 31714

UNIT OWNER LIST

- ✓ 1 Bethann SanMartino
- ✓ 2 Virginia Peterson
- ✓ 3 Carl/Dorothy Doane
- ✓ 4 Martha Mixson
- ✓ 5 Sandhya Kale
- P 6 Carol Reid
- P 7 Eleanor Webber
- 8 Evelyn Morrison
- 9 ~~Bette Greene~~ ineligible
- ✓ 10 Jane Morrissey
- ✓ 11 Midge Gibbons
- 12 ~~Bette Greene~~ ineligible
- 13 Judy Bianco
- 14 May/Glen Myhaver
- 15 ~~Rob Trowbridge~~ deceased
- ✓ 16 Marilyn/Carl Britton
- 17 NHBB/Carol Reid
- 18 Jonathon/Patrice Hampson
- ✓ 19 Bill Waters
- ✓ 20 Mary Lou Miley
- 21 Monica/Tom Forman
- 22 Maureen Humphrey
- ✓ 23 Richard White
- P 24 Lyn Campbell
- 25 Gregory/Selma Lawn
- ✓ 26 Ilene/Roger Sirois
- 27 Lucille/John Spooner
- P 28 Ann Thayer
- 29 Betty/George Austermann
- ✓ 30 Fran Huntley
- ✓ 31 Julie Clattenberg
- 32 JoAnn Hall
- ✓ 33 TILL-NH
- ✓ 34 Lesley Loke/Liam Kelly
- P 35 Carolyn LaBossiere
- ✓ 36 Annie/Bert George

~~1021~~
5 prop
16 in person

33 units
12 guitars

As most of you probably know, Rob Trowbridge passed away on Monday.

Rob helped Long Hill achieve a solid financial footing and really tried to teach us all what he called, Accounting 101. More than once he served as negotiator for the Association, working out arrangements that served us well. He believed in the unit owners' right to be heard, had a very strong sense of fair play, often arguing for individualism, right, and justice. Although he had limited time to give, he was always willing to give the time he had.

We will miss our neighbor, friend, Director, and Treasurer. At this time, the Board asks that we observe a moment of silence in ~~his~~ memory.

Rob's

BOARD REPORT
ANNUAL MEETING
SEPTEMBER 10, 2003

Sincere thanks to everyone who has assisted the Board whenever we've asked for a hand.....Midge Gibbons, Fran Huntley, Ann Thayer, Monica Forman, Lesley Loke, George Austermann, Lyn Campbell, Evelyn Morrison, Tom Forman, Ed Hampson, Beth SanMartino, Carolyn LaBossiere, Marilyn Britton, and the teenagers who helped shovel us out all winter. We also sincerely appreciate the patience all of you have shown through what has been an extremely difficult year. And thanks to Rob Trowbridge for his service to the Association as a Director and Treasurer .If I've missed anyone, I apologize.

When people ask me who is in what position on the Board, my answer is, "We've taken on the characteristics of corporate America. We're restructuring." We welcome Liam Kelly to the Board. He is graciously and willingly serving the remainder of a term created by Bill Water's resignation. But, Bill only thought he could get away! With the resignation of Rob Trowbridge, Bill agreed to return to fill the vacancy created when Rob left. Bill contributed a great deal to this Association and under his guidance, we have come a long way, particularly in the area of repair, reconstruction and maintenance. George Austermann is now the Treasurer,. Beth SanMartino is Assistant Treasurer. Thanks to all of you.

And now to the year.....We don't have a President, at the moment, but since any officer can serve as agent for the Association, right now we're "sharing the wealth", so to speak. Therefore, I've titled this message "Board Report", rather than "President's Report". I had the minutes, so I won the job!

I'm breaking this down into categories, in no particular order of importance. It's just an easier way for me to organize the material. First, I'll report on the legal issues. The Board reached a settlement with Tony Nichols, former roofing contractor. A reasonable dollar figure was negotiated, our shingles were returned to us, the settlement allowed us to engage another roofer without any further payment to Tony. However, please rest assured, the Board retained the right to seek damages should it be found that any of the problems encountered with roofs that he had done, prove to be the result of unacceptable roofing practices. There is an insurance claim currently pending re: certain roof portions that have been shown to fall into that category. When that will be totally settled, we do not know, and if it is not settled to our satisfaction with the insurance company, we will carefully examine other options .Right now, the insurance company has agreed to pay for

inside damages to Units 4,11,18 ,and 19. They already paid for the damage to #10.They are denying the claim for reroofing.

Another legal issue involved access, removal, and copying of records brought by a unit owner. Via attorneys, that issue was settled and the procedure stated in our by-laws is being followed.

The Board has the obligation to collect all fees, using a variety of methods, should owners not pay assessments. Some actions that may be taken are a matter of choice, some are legal requirements. In mid-August, we had exhausted all means that we could accomplish without benefit of counsel. The cases involving 2 units were turned over to our attorney .On Monday, the papers liening those units were signed. There is provision in the law that, if ordered by a court, the Association can collect legal fees incurred in delinquent assessment cases.

Next come policies and procedures adopted during the year. They include: an administrative procedure for regular Board meetings, a procedure for the approval and payment of bills, a petty cash system for reimbursement of incidental and small expenditures, and a procedure for unit owners reporting routine or emergency maintenance needs. Yearly furnace and fireplace inspection reports no longer must be sent to the Board. Specifications for installation of front porch railings were adopted.

Three new positions were established, designed to spread out the work load and make for smoother operations. We now have a paid Maintenance Manager, a Board appointed Point of Contact person with whom the maintenance manager works and who serves as liaison to the Board, and a Board appointed Assistant Treasurer.

The goal this year has been to keep Long Hill Estates neat and tidy in terms of landscaping, keep it safe during all seasons, and to concentrate our major effort on fixing roofs. The original schedule, set up last year, had to be abandoned and a new "plan of attack" developed. As the roofing progressed, adjustments in the new plan were made as needed. With a team approach, using a Construction Consultant, our roofing contractor, Paul Seguin, our Maintenance Manager, Ed Hampson and Tom Forman, who helped enormously with the business planning and approach, Bill Waters and the other Board members, we have just about completed repairs on all roofs that were reported during the year as having leaks. It was expensive, and the reserve needs a boost, but barring any major disaster, we should recoup and still be able to carry on a yearly program whereby we can plan on roofing portions of buildings not yet completed .A turbine has been installed on every unit roof. The decision to do those all in one year was made based on ventilation studies, an assessment of insulation, and analysis by people in the field.

Ed Hampson and Tom Forman are still working on the details of a reserve study. Meanwhile, Ed has been advising us on management tools and options, we investigated an inexpensive, CAI program designed for administration, record keeping, reporting, etc specifically for small self-managed associations. It was downloaded at no cost for examination for 30 days. Ed, Bill, Tom,Beth, George Austermann and Lesley Loke took

a look at it. Lesley examined it extensively, did research, and reported back positively to the group. It is generally felt that it's time we enter the computer age and organize our records in some modern, efficient fashion. Ed has loaned us a computer and printer which spares us the expense of purchasing hardware when our other expenses are so high. We purchased the software and once the basic data is in, will run it in tandem with our current systems to be sure it is what we want and that it gives us all we need. This is no small task and Lesley has taken on the original data entry portion. A time frame for completion is not yet available.

We realize that if something happens to a president or a president's house, we could lose all our files beyond the last few year's financial records and a year's worth of minutes. Discs or CDs are easy to copy, distribute and store. The current system is cumbersome and outdated. That is not to say some paper records won't be kept. They will be depending on the need to retain them. There are some items that must be kept by law for certain periods of time. A reorganization of the paper files is in progress, the goal of which is to make them more "user friendly". To alleviate having to change our mailing address every time the President changes and assure we always have access to our mail, we rented a post office box in Peterborough.

Painting should be an ongoing, cyclical process here. The proposal given to last year's Board was adopted and this year the backs of Buildings 1,3,5,&7 and the fronts of Buildings 2,4,&6 will be completed, along with caulking, replacement of rotten wood, renailing, etc. Next year, the plan is to do the reverse and ends of the same buildings, and the following year do likewise for buildings 8 and 9, and so on. If this procedure is followed, the buildings should always be cared for and kept up. The painter found far more extensive damage and deterioration than he anticipated and weather has slowed him down. The every other year treating of front entryways is being continued, with records kept of when each unit is due for treatment.

The storm drains were cleaned, examined and deemed okay by a catch basin company. The town took care of the sewer lines. (at no cost). Electric bills were lowered by eliminating a streetlight on a pole that was of no use to us and a meter that had no power running through it. Hydrant rental fees were cut in half because the town now owns the 2 on the town road. That gave us a rebate. An abatement was also received for incorrect water billing.

Many unit owners gave of their time and money to improve the landscaping around units and in other common areas. Thank you to all who have been able to do that. Curb appeal counts and with this year's roofing expenses, the Association just could not put money into landscape improvement without raising the monthly fee. In a condominium, it isn't expected, but is sincerely appreciated.

Despite the headaches and frustrations, the year has been a positive one. We are well on the way to getting to the point whereby the Association can have an ongoing maintenance and repair program with the goal of getting us to a proactive rather than a reactive state. There will always be things that need fixing, but as the saying goes, "An ounce of

prevention is worth a pound of cure". A person's home is most often the biggest asset he or she owns and it is the fiduciary duty of the Board to preserve the value of the property. That fact must be kept in mind with every action we take.

We look forward to another year of cooperation and understanding.

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

I/We Carolyn LaBossiere 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:

Jane Morrissey
(name)
#8 Long Hill Estates, Peterborough
(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 **September 10, 2003 at 7:00pm at the Peterborough Town
Library, Concord Street, 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: 9/10/03

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

Unit Owner Signature

Unit Owner Printed Name
Carolyn LaBossiere

Unit Owner Signature

Unit Owner Printed Name

Unit Address
35 Long Hill Estates, Peterborough NH

***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 Lyn Campbell and _____
of Unit #24, 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:

Jane Morrissey
(name)
10 Long Hill Est.
(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 **September 10,2003 at 7:00pm at the Peterborough Town
Library, Concord Street, 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: 8/20/2003

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

Unit Owner Signature

Lyn Campbell

Unit Owner Signature

Unit Owner Printed Name

Lyn Campbell

Unit Owner Printed Name

Unit Address

24 Long Hill Est.

***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 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:

Jane Morrissey
(name)
#10 Long Hill Estates, Peterborough, N.H.
(address) 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 **September 10, 2003 at 7:00pm at the Peterborough Town
Library, Concord Street, 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: August 23 '03

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

Unit Owner Signature

Ann V. Thayer

Unit Owner Printed Name

ANN V. THAYER

Unit Owner Signature

Unit Owner Printed Name

Unit Address

28 LONG HILL ESTATES
PETERBOROUGH, N.H. 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 ELEANORE WEBBER and _____
of Unit # 7, 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 of Directors
(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 **September 10,2003 at 7:00pm at the Peterborough Town
Library, Concord Street, 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: 8/16/03

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

Unit Owner Signature

ELEANORE WEBBER
As POA FOR

Unit Owner Printed Name

Unit Owner Signature

Unit Owner Printed Name

Unit Address

Long Hill Estates #7

***NOTE: Only this Exact form can be used for a proxy from your unit. Copies will not be
accepted.***

NOMINATION FORM

At the Annual Meeting on September 10, 2003, the membership will be electing one unit owner to fill a three year term on the Board of Directors.

Should you wish to nominate someone prior to the meeting, please do so by using the form below and submitting it to the Board prior to the meeting. The same form may be used for self-nomination.

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

Nominees must be unit owners.

NOMINEE MRS. JANE MORRISSEY
Unit # 10

NOMINATED BY THOMAS H. FORMAN
Unit # 31

NOMINATION FORM

At the Annual Meeting on September 10, 2003, the membership will be electing one unit owner to fill a three year term on the Board of Directors.

Should you wish to nominate someone prior to the meeting, please do so by using the form below and submitting it to the Board prior to the meeting. The same form may be used for self-nomination.

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

Nominees must be unit owners.

NOMINEE Liam Kelly
Unit # 34

NOMINATED BY Ann V. Thayer
Unit # 28

Glad to hear this
is a done deal :)