

LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM

PRESIDENT'S REPORT ANNUAL MEETING SEPTEMBER 20, 2006

Immediately following our Annual Meeting of September 13, 2005, the Board met to elect its new officers for the ensuing year. Greg Lawn was elected President, serving along side Jane Morrissey, immediate past president, and Bob Price.

At our first official meeting Jane Morrissey announced that she was having to resign from the Board for personal reasons but would be available to help and lend advice as requested, which I did, often! Madolyn Campbell also submitted her resignation as Clerk which the Board accepted with regret. Jane Morrissey was asked if she would assume the Clerk's role and she very graciously agreed. At the end of November we received a letter from Paul Seguin, or Maintenance Manager, that he had accepted a new position in Massachusetts and that he would be officially done as of December 31, 2005. He recommended that we use Pat Ceriello to fill his position. Pat had worked with Paul on some repair projects and painting projects during the past year and Paul felt Pat would be able to fill the position. The Board decided to hire C&C Construction, the official name of Pat's company, as our maintenance manager. He is not under contract or retainer with the Association at this time. We are still evaluating his performance and abilities before considering any long term arrangements.

In January the Board appointed Glen Swanson (unit #9) to fill the unexpired term of Jane Morrissey. Glen brings a calm demeanor, analytical mind and good sense of humor to our Board. We are glad to have him. At the end of June Jane Morrissey officially resigned as Clerk. However she has remained available to help as necessary through tonight's meeting. Diana Griffin has agreed to assume the duties of Clerk of the Association and it is the Board's intent to officially appoint her to that position at our organizational meeting following this Annual Meeting. Ilene Sirois also stepped down as financial administrator at the end of June. The Board appointed Julie Clannenburg to fill that vacancy.

Because of an exceptionally wet spring, our landscaping contractor, Dub's Shrubs, got a late start and because of employee issues during the summer months, he has been playing catch-up all season. As we stand right now he is making good progress and expects to have all the major issues completed before the end of October, including some new shrubs and ground cover at the entrance to the lower driveway and pruning, trimming and thinning out the plantings at the bottom of the hill around our sign.

After considerable deliberation and reviewing bids, the Board has decided to renew our landscaping contract and plowing contract with Dub's Shrubs for two more years. Some of the final details of his contract have yet to be finalized but the price will not exceed his quoted price.

This year's roofing project was to re-do building #9 which as of this writing is about 95% completed.

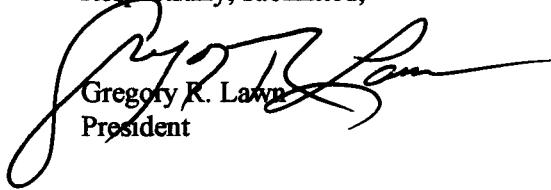
This fall's painting schedule will consist of priming and painting trim boards on all buildings, and caulking, priming and touch-up painting clap boards of buildings 1 and 2. The Board currently feels that we can start a program of painting one building a year beginning in 2008. That will mean the paint on building #9 will be 11 years old by the time it gets repainted. That should not be too long a period. During this cycle other buildings will have their trim and clap boards spot primed and painted as necessary. The process can always be accelerated if conditions warrant.

Projects still pending that will, hopefully, be resolved before winter sets in, are shrub plantings that a couple of residents have requested and the drainage situation behind and on the south end of building #9.

Beyond that, the Board feels we are in good physical shape. As you can also see from our financial statement we are also fiscally sound. We have virtually no overdue condo fees with the exception of Unit #27. That is because the owner passed away unexpectedly. His family is apparently in no hurry to probate his estate. We have turned the matter over to the Association's attorney and the appropriate liens have been issued against the estate.

That, I believe, covers the high points of the year. We have had a number of new people move in since our last Annual Meeting. The cook out that was organized by several of the ladies in our Association that was held last Saturday was a huge success and afforded all of us an opportunity to meet our new neighbors and reacquaint ourselves with others we haven't seen in a while. Thank you again to all who helped arrange that gathering.

Respectfully, submitted,



Gregory R. Lawn
President