

**LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM
ANNUAL MEETING
WEDNESDAY, OCTOBER 1, 2008
7:00 pm
Monadnock Congregational Church,
Wilton Road, Peterborough, NH**

AGENDA

- A. Call to order
- B. Roll Call (may be taken via check sheet at door)
- C. Validation of quorum
- D. Introduction of directors, officers and guests
- E. Acceptance of minutes of October 11, 2007 Annual Meeting
- F. President's Report
cash flows -
- G. Treasurer's Report
- H. Vote of Resolution for Deposition of Excess Revenue Over Expenses for Fiscal Year ended June 30, 2008. (*See attachment – IRS Revenue Ruling 70-064*)
- I. Committee Reports: Welcome, Rules, Garden, Tree
- J. Vote on Proposed Amendment to By-Laws
- K. Election of Director (1 position)
- L. New Business *
Discussion on our Trees
Discussion on Insurance for Catastrophic Loss (see included handout)
- M. 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 at PETERBOROUGH, A CONDOMINIUM
ANNUAL MEETING MINUTES
OCTOBER 1, 2008 7:05 p.m.**

**MONADNOCK CONGREGATION CHURCH
WILTON RD, PETERBOROUGH, NH**

The meeting was called to order at 7:05 by Marilyn Britton, President
A quorum was met with 22 units represented by 17 owners present and 5 proxies.

The president introduced directors Greg Lawn and Ann Lammers, treasurer Julie Clattenburg, and secretary pro-tem Marcia Pettee. A HUB insurance representative would be joining us later.

MOTION was made, seconded by Nancy Clarke, to accept the 10/11/2007 minutes of last year's annual meeting. Motion passed.

The president read a thank-you letter from the Union Congregational Church for the donation of our left over picnic foods. A second letter was briefly discussed that we received as abutters from the town planning board re: Tim Steel's conceptual plans for construction immediately to the east of our property stone wall line beyond the tennis court.

The president's report described many of the board's activities and plans, and was interspersed with owner's questions and board responses throughout. (Please see attached report.) The need for a positive cash flow was mentioned. Owners need to be paying condo fees on the due date of the first of every month.

The treasurer's report was given by Julie Clattenburg.

Motion was made by Bob Elliott of unit #33 and seconded by George Austerman to accept report.

MOTION passed.

Motion was made and seconded to apply any excess revenue over expenses for fiscal year ended June 30, 2008 against membership assessments for the subsequent tax year as provided by IRS ruling 70-064.

MOTION passed.

COMMITTEE REPORTS:

Ann Lammers reported on crab apple tree pruning. This being year one of a three year project.

Nancy Clarke reported on work of tree committee with nine white pines to be replaced next spring with a variety of trees. A river birch is already planted at unit #12 as part of white pine replacement project.

Diana Griffin is remaining on welcome and picnic committees.

Motion made by Bob Elliott and seconded by Nancy Clarke to accept proposed By-Law amendment to change annual meeting from fall to 30 – 60 days prior to end of fiscal year in the spring.

MOTION passed with one negative vote.

ELECTION OF BOARD MEMBER:

Nancy Clarke had two nominations. Nancy accepted and since vote was unanimous by acclamation, secretary was instructed to cast one vote. **MOTION** passed.

NEW BUSINESS:

- Discussion on trimming of arborvitae in berms behind building eight. Board will follow through.
- A handout asking for action to protect our property values in light of proposed abutting construction mentioned above, led to spirited discussion which continued even following meeting adjournment. Directors to notify owners of next planning board meeting.
- Insurance HUB rep. did not attend.

MEETING ADJOURNED at 9:30 by president.

Respectfully submitted by clerk pro-tem, Marcia Pettee, with board revisions.

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**UNIT OWNER CHECK SHEET
FOR
LONG HILL ESTATES at PETEBOROUGH, a CONDOMINIUM
ANNUAL MEETING
OCTOBER 1, 2008**

| <u>UNIT #</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|---------------|---------------------------------------|------------------|
| 1 | Bethann San Martino | |
| 2 | Virginia Peterson | |
| 3 | Carl & Dorothy Doane | |
| 4 | Marcia Pettee | |
| 5 | Dianne Buchholz | |
| 6 | Carole Reid | |
| 7 | Greenfield Peterborough LLC | |
| 8 | Evelyn Morrison | |
| 9 | Glen & Annagreta Swanson | |
| 10 | Audrey Carvalho, 1995 Revocable Trust | |
| 11 | Miriam Gibbons & John Nolan | |
| 12 | Kim & Dave Poirier | |
| 13 | Allen Hollander | |
| 14 | Robert & Martha Price | |
| 15 | Brenda Salmonaon | |
| 16 | Carl Sr. & Marilyn Britton | |
| 17 | New Hampshire Ball Bearing | |
| 18 | Jonathan & Patrice Hampson, | |
| 19 | Matthew Farhm & Megan Carroll | |
| 20 | Mary Lou Miley | |
| 21 | David & Nancy Clarke | |
| 22 | Faith Hanson & Joan Butler | |

Check Sheet continued for 2008 Long Hill Estates Annual Meeting

| <u>UNIT</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|-------------|--|------------------|
| 23 | Richard White | |
| 24) | Madolyn L. Campbell | |
| 25 | Gregory & Selma Lawn | |
| 26 | Roger & Iline Sirois | |
| 27 | empty | |
| 28 | Ann Thayer | |
| 29 | George & Elizabeth Austermann | |
| 30 | Linda Buxton | |
| 31 | Julie Clattenburg | |
| 32 | Diana Griffin | |
| 33 | Monadnock Developmental Services - Bob Elliott | |
| 34 | Alejandro & Regina Andres | |
| 35 | Ann Lammers | |
| 36 | Leonard & Bessie Myhaver | |

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**UNIT OWNER CHECK SHEET
FOR
LONG HILL ESTATES at PETEBOROUGH, a CONDOMINIUM
ANNUAL MEETING
OCTOBER 1, 2008**

| <u>UNIT #</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|----------------------|---------------------------------------|-------------------------|
| 1 | Bethann San Martino | |
| 2 | Virginia Peterson | |
| 3 | Carl & Dorothy Doane | |
| 4 | Marcia Pettee | |
| 5 | Dianne Buchholz | |
| 6 | Carole Reid | |
| 7 | Greenfield Peterborough LLC | |
| 8 | Evelyn Morrison | |
| 9 | Glen & Annagreta Swanson | |
| 10 | Audrey Carvalho, 1995 Revocable Trust | |
| 11 | Miriam Gibbons & John Nolan | |
| 12 | Kim & Dave Poirier | |
| 13 | Allen Hollander | |
| 14 | Robert & Martha Price | |
| 15 | Brenda Salmonaon | |
| 16 | Carl Sr. & Marilyn Britton | |
| 17 | New Hampshire Ball Bearing | |
| 18 | Jonathan & Patrice Hampson, | |
| 19 | Matthew Farhm & Megan Carroll | |
| 20 | Mary Lou Miley | |
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| 22 | Faith Hanson & Joan Butler | |

Check Sheet continued for 2008 Long Hill Estates Annual Meeting

| <u>UNIT</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|-------------|--|------------------|
| 23 | Richard White | |
| 24) | Madolyn L. Campbell | |
| 25 | Gregory & Selma Lawn | |
| 26 | Roger & Iline Sirois | |
| 27 | empty | |
| 28 | Ann Thayer | |
| 29 | George & Elizabeth Austermann | |
| 30 | Linda Buxton | |
| 31 | Julie Clattenburg | |
| 32 | Diana Griffin | |
| 33 | Monadnock Developmental Services - Bob Elliott | |
| 34 | Alejandro & Regina Andres | |
| 35 | Ann Lammers | |
| 36 | Leonard & Bessie Myhaver | |

**UNIT OWNER CHECK SHEET
FOR
LONG HILL ESTATES at PETEBOROUGH, a CONDOMINIUM
ANNUAL MEETING
OCTOBER 1, 2008**

| UNIT # | NAME | SIGNATURE |
|---------------|---------------------------------------|-----------------------------------|
| 1 | Bethann San Martino | <i>Bethann San Martino</i> |
| 2 | Virginia Peterson | <i>Virginia Peterson</i> |
| 3 | Carl & Dorothy Doane | |
| 4 | Marcia Pettee | <i>Marcia Pettee</i> |
| 5 | Dianne Buchholz | |
| 6 | Carole Reid | <i>proxy to Board</i> |
| 7 | Greenfield Peterborough LLC | |
| 8 | Evelyn Morrison | |
| 9 | Glen & Annagreta Swanson | <i>Glen and Annagreta Swanson</i> |
| 10 | Audrey Carvalho, 1995 Revocable Trust | <i>Audrey B. Carvalho</i> |
| 11 | Miriam Gibbons & John Nolan | <i>proxy to M. Britton</i> |
| 12 | Kim & Dave Poirier | |
| 13 | Allen Hollander | |
| 14 | Robert & Martha Price | <i>R. Price</i> |
| 15 | Brenda Salmonson | |
| 16 | Carl Sr. & Marilyn Britton | <i>Marilyn T. Britton</i> |
| 17 | New Hampshire Ball Bearing | |
| 18 | Jonathan & Patrice Hampson, | <i>Proxy to Ed & Pam</i> |

**UNIT OWNER CHECK SHEET
FOR
LONG HILL ESTATES at PETEBOROUGH, a CONDOMINIUM
ANNUAL MEETING
OCTOBER 1, 2008**

| UNIT # | NAME | SIGNATURE |
|---------------|--|--------------------------------|
| 19 | Matthew Farhm & Megan Carroll | |
| 20 | Mary Lou Miley | <i>Mary Lou Miley</i> |
| 21 | David & Nancy Clarke | <i>Mary Lou Clarke</i> |
| 22 | Faith Hanson & Joan Butler | <i>Faith Hanson</i> |
| 23 | Richard White | <i>Richard C White</i> |
| 24 | Madolyn L. Campbell | |
| 25 | Gregory & Selma Lawn | <i>Gregory Lawn</i> |
| 26 | Roger & Ilene Sirois | |
| 27 | empty | |
| 28 | Ann Thayer | <i>Proxy to Greg Lawn</i> |
| 29 | George & Elizabeth Austermann | <i>George Austermann</i> |
| 30 | Linda Buxton | <i>Linda Buxton</i> |
| 31 | Julie Clattenburg | <i>Julie Clattenburg</i> |
| 32 | Diana Griffin | <i>proxy to J. Clattenburg</i> |
| 33 | Monadnock Developmental Services - Bob Elliott | <i>Bob Elliott</i> |
| 34 | Alejandro & Regina Andres | |
| 35 | Ann Lammers | <i>Ann Lammers</i> |
| 36 | Leonard & Bessie Myhaver | |

**AFFIDAVIT
ANNUAL MEETING
OCTOBER 1, 2008**

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

OR

handed out 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 356 B and the By-Laws. The list of owners and addresses is attached to this affidavit.

Signed Marilyn A. Britton

Marilyn A. Britton, President of the Board of Directors

10-1-08

Date

Signed: Marion M. Miller

Clerk, Pro tem

10-1-08

Date

Witness

Gregory B. Johnson

15i

Owner List – 8-08 – address is [unit #, Long Hill Estates, P'boro, 03458 unless otherwise listed]

- 1) Bethann San Martino
- 2) Virginia Peterson, PO Bx 775, P'boro
- 3) Carl & Dorothy Doane
- 4) Marcia Pettee
- 5) Dianne Buchholz
- 6) Carole Reid, 47 Kendall Rd, Keene, NH 03431
- 7) Greenfield Peterborough LLC, c/o SCS Financial Services, One Winthrop Sq, 4th Floor,
Boston, MA, 02110
- 8) Evelyn Morrison
- 9) Glen & Annagreta Swanson
- 10) Audrey Carvalho, 1995 Revocable Trust
- 11) Miriam Gibbons
- 12) Kim & Dave Poirier
- 13) Allen Hollander
- 14) Robert & Martha Price
- 15) Brenda Salmonson
- 16) Carl Sr. & Marilyn Britton
- 17) New Hampshire Ball Bearing, 175 Jaffrey, Rd., P'boro
- 18) Jonathan & Patrice Hampson, 719 Wilton Rd., P'boro
- 19) Matthew Farhm & Megan Carroll, 1955 Stonewyck Ct., Cumming, GA 30041-5981
- 20) Mary Lou Miley
- 21) David & Nancy Clarke
- 22) Faith Hanson & Joan Butler
- 23) Richard White
- 24) Madolyn L. Campbell
- 25) Gregory & Selma Lawn, PO Bx 426, P'boro
- 26) Roger & Iline Sirois
- 27) —
- 28) Ann Thayer
- 29) George & Elizabeth Austermann
- 30) Linda Buxton
- 31) Julie Clattenburg
- 32) Diana Griffin
- 33) Monadnock Developmental Services, Inc., 121 Railroad St, Keene, NH 03431 Attn: Bob Elliott
- 34) Alejandro & Regina Andres
- 35) Ann Lammers
- 36) Leonard & Bessie Myhaver

8-08

Wei

- #1 Lake Sunapee Bank, PO Bx 29, Newport, NH 03773
- #4 Taylor, Bean & Whitaker, 1417 North Magnolia Ave, Ocala, FL 34475
- #5 Service Credit Union, PO Bx 1653, Portsmouth, NH 03802-1653
- #6 Chittenden Trust Co/dba /CMS, PO Bx 820, Burlington, VT 05402-0820
- #8 Fleet Mortgage Corp., 1333 Main St., Suite 700, Columbia, SC 29211 (2/04 data sheet)
- #12 Sovereign Bank, 601 Penn St, Reading, PA 19601
- #13 Lake Sunapee Bank, PO Bx 29, Newport, NH 03773
PO BX 888
- #15 Monadnock Community Bank, ~~Jaffrey Rd~~, Peterborough, NH 03458
PO BX 552
- #18 Ocean Bank, ~~35 Main St~~, Peterborough, NH 03458
- #19 IndyMac Bank, 6900 Beatrice Dr., Kalamazoo, MI 49009
- #20 Wells Fargo Home Mortgage, PO Bx 14411, DesMoines, IA 50306-3411
- #21 Chittenden Mortgage Services, PO Bx 1795, Brattleboro, VT 05302
- #25 Monadnock Community Bank, 172 Central St., Winchendon, MA 01475
PO BX 888
- #32 Monadnock Community Bank, ~~Jaffrey Rd~~, Peterborough, NH 03458
- #33 Ocean Bank, West St, Keene, NH 03431
- #34 Aurora Loan Services, PO Bx 78111, Phoenix, AZ 85062-8111
- #35 Countrywide Home Loans, Customer Svc. SVB-314, PO Bx 5170, Simi Valley, CA 93062-5170

NOTES:

- 1) Mortgagee List for By-Law Amendment for 10-1-08 Annual Meeting
(These must be mailed so they get 30 days notice. I would suggest by 8-28-08.)
- 2) Have as many owner notices hand delivered directly to owner – ask Faith Hanson - save postage.
- 3) Included in EVERY envelope:
Notice of mtg, Agenda, previous minutes, proxy, current budget, year end figures for 07, resolution for deposition of excess revenue (IRS requirement), nomination form for open board position, AND – By-law amendment to be voted on.
- 4) See attached owner list

Marilyn Britton
President

Faith

UNIT OWNER RECEIPT OF ACCEPTANCE
FOR
LONG HILL ESTATES at PETEBOROUGH, a CONDOMINIUM
ANNUAL MEETING NOTICE
OCTOBER 1, 2008

| <u>UNIT #</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|---------------|---------------------------------------|--------------------|
| X 1 | Bethann San Martino | Beth San Martino |
| X 2 | Virginia Peterson | Virginia Peterson |
| X 3 | Carl & Dorothy Doane | Dorothy Doane |
| X 4 | Marcia Pettee | Marcia M. Pettee |
| (5) | Dianne Buchholz | Dianne Buchholz |
| 6 | Carole Reid * | mailed |
| 7 | Greenfield Peterborough LLC * | mailed |
| X 8 | Evelyn Morrison | Evelyn D. Morrison |
| X 9 | Glen & Annagreta Swanson | Annagreta Swanson |
| X 10 | Audrey Carvalho, 1995 Revocable Trust | Audrey Carvalho |
| X 11 | Miriam Gibbons & John Nolan | Miriam Gibbons |
| X 12 | Kim & Dave Poirier | Kim Poirier |
| X 13 | Allen Hollander | Allen Hollander |
| X 14 | Robert & Martha Price | Robert Price |
| X 15 | Brenda Salmonaon | Brenda Salmonaon |
| X 16 | Carl Sr. & Marilyn Britton | Marilyn Britton |
| 17 | New Hampshire Ball Bearing * | mailed |
| 18 | Jonathan & Patrice Hampson | *mailed |
| 19 | Matthew Farhm & Megan Carroll * | mailed |
| (20) | Mary Lou Miley | (mailed 9-8) |
| 21 | David & Nancy Clarke | Nancy Clarke |
| X 22 | Faith Hanson & Joan Butler | Faith Hanson |

Receipt of Acceptance for 2008 Long Hill Estates Annual Meeting Notice

| <u>UNIT</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|-------------|--|----------------------|
| X 23 | Richard White | Richard C White |
| X 24) | Madelyn L. Campbell | Slyn Campbell |
| 25 | Gregory & Selma Lawn | mailed |
| X 26 | Roger & Ilene Sirois | Ilene + Roger Sirois |
| 27 | empty | — |
| X 28 | Ann Thayer | A. V. Thayer |
| (29) | George & Elizabeth Austermann | Elizabeth |
| (30) | Linda Buxton | Linda Buxton |
| (31) | Julie Clattenburg | Julie Clattenburg |
| (32) | Diana Griffin | (mailed 18) |
| 33 | Monadnock Developmental Services - Bob Elliott * | mailed |
| X 34 | Alejandro & Regina Andres | B. Andres |
| X 35 | Ann Lammers | Ann Lammers |
| X 36 | Leonard & Bessie Myhaver | Bessie Myhaver |

* These must be mailed – owners off campus or P.O. Box

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:

Ann Hampson
(name)

18 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 **OCTOBER 1, 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: 10/1/08

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

Unit Owner Signature

Patrice A. Hampson Co-trustee

Unit Owner Printed Name

Patrice A. Hampson

Unit Owner Signature

Jean M. Ann Co-trustee

Unit Owner Printed Name

Jeanne M. Hampson

Unit Address 18 Consh II

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 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 Clatterbuck
(name)

31

(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 **October 1st 2008 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: Oct 1st 2008

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

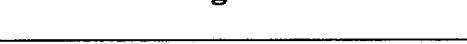
Unit Owner Signature



Unit Owner Printed Name

DIANA GRIFFIN

Unit Owner Signature



Unit Owner Printed Name



Unit Address

32

***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)

of Long Hill Estates, Peterborough, NH 03458

(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 **OCTOBER 1, 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: Sept. 14, 2008

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 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 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:

Greg Lown _____
(name)

25 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 **OCTOBER 1, 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: 9- 9 -08

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 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 Miriam Gibbons and _____
Of Unit # 11, 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:

Marelyn Beaton
(name)
16 Longhill 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 **OCTOBER 1, 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: October 1, 2008

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

Unit Owner Signature

Miriam Gibbons

Unit Owner Signature

Unit Owner Printed Name

Miriam G. Gibbons

Unit Owner Printed Name

Unit Address

11 Longhill

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**

OCTOBER 11, 2007 6:30 PM

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

The meeting was **called to order** at 6:35 pm by Glen Swanson, President

A **quorum** was established with 18 unit owners: 2 by proxy and 16 in person.

Introduction of officers by Glen Swanson:

Greg Lawn, Board Member; George Austermann, Treasurer; Diana Griffin, Clerk; Julie Clattenburg, Financial Administrator; One Board Member, Jane Morrissey, was absent.

Glen thanked Julie for her outstanding work during the year.

MOTION by Bob Price; second by Nancy Clarke to accept the Minutes of the Annual Meeting of September 20, 2006 as written.

PASSED: Unanimous

The **President's Report** was presented by Glen Swanson.

MOTION BY Ann Lammers; second by Greg Lawn to accept the President's Report as presented

PASSED: Unanimous.

The **Treasurer's Report** was presented by George Austermann.

MOTION by Bob Price; second by Diana Griffin to accept the Treasurer's Report as presented.

PASSED: Unanimous.

COMMITTEE REPORTS:

Party Committee was thanked by Glen for all the work organizing the successful Yard Sale in the spring and the 2nd Annual Picnic in the fall.

MOTION by Marilyn Britton, second by Jonathan Hampson that any excess of membership income over membership expenses for the fiscal year ended June 30, 2007 shall be applied against subsequent tax year membership assessments as provided by IRS Ruling 70-064.

PASSED: Unanimous.

ELECTION OF BOARD MEMBERS

2 year slot and 3 year slot are open.

Nominations:

- Allen Hollander was nominated by Virginia Peterson, however, as neither Unit owner was present at the meeting the nomination was null and void.
- Ann Lammers, nominated by Diana Griffin agreed to run for the 2 year slot.
- Marilyn Britton, nominated by Ann Lammers agreed to run for the 3 year slot.

Nancy Clarke questioned the duties of the Board of Directors. Greg briefly outlined the duties as written in the Condo Documents, with added details based on the board's previous year.

Bob Price proposed that we need more volunteers to assist the Board in carrying out their numerous duties. Everyone agreed that the Board needs support from all Unit Owners.

Maintenance issues presented a challenge this year. Glen devoted an enormous amount of time to Association business especially with regard to maintenance issues and was duly recognized for such dedicated service. Greg acknowledged Glen's tremendous service and thanked him on behalf of the Unit Owners.

Regarding the issue of maintenance, the question of hiring an independent management company was raised. Marilyn noted that Colonial Square have a Board similar to ours with a volunteer person who takes care of maintenance. Unit owners volunteer for various jobs in addition to those on the Board. Marilyn further suggested that the condo associations in Peterborough might consider uniting to hire a management company to run all the developments.

The new Board will discuss the management company topic.

Greg commented that if a management company was to be hired, a special association meeting would be called for all unit owners to discuss the matter.

On the issue of maintenance, Glen noted that John Norton has been professional, reliable and very good. He responds to calls and his work is excellent. Ann Lammers remarked that John's team is well organized and respectful. Faith Hanson commented that she had a quality experience with John and his team also.

A review of Association responsibilities indicated that all interior maintenance is the responsibility of the Unit Owner, while exterior maintenance is the responsibility of the Association.

Any exterior work which needs to be done must first go through the Board. In an emergency situation, call the Board. In non-emergency situations fill out the paperwork. Diana will put maintenance request forms in the small box beneath the maintenance box. The white copy goes in the maintenance box; the yellow copy goes in the Association mailbox and the unit owner keeps the pink copy. It is important for the Board to have a record of maintenance requests.

Having discussed the maintenance subject at length, the meeting returned to the nominations. Ann Lammers nominated Marilyn Britton.

There being no further nominations for the open positions on the Board, the nominations closed.

Greg instructed the clerk cast the ballots for the members.

MOTION by George Austermann to accept the nominees. Ann for the 2 year term and Marilyn for the 3 year term. Second by Jonathan Hampson and Nancy Clarke.

NEW BUSINESS

- Jonathan Hampson recognized the Board for the work it has done. He reported a problem at his condo regarding water in the basement and his concern for the safety of his parents. Greg assured him that the matter would be taken care of within the month.
- Nancy Clarke remarked that there was no need to use a postage stamp for the condo fee payments. The checks may be put in the Association mail slot directly.

- Bob Price commented on the cracks in the road. Greg said that big maintenance jobs must be prioritized. He noted that there will be a large bill from John Norton for repairs to the trim on all units. The road situation has not been forgotten, merely put off for a year or so.
- Marilyn questioned the flyers left in many doors regarding "Patriot Painting". Technically it is illegal to solicit for business. The Board will review the need for a small sign stating such. Midge Gibbons agreed that solicitation should not be permitted, however she used and highly recommended Patriot Painting! The painter was clean, reliable and reasonable.
- Ann Thayer asked about contacting the Highway Dept. about the removal of rocks on the public roads. Greg said that if there is a problem to call the Board who will contact the town.
- Ann Lammers asked if the cost of managing water in the ground beneath a condo unit should be borne by the owner or by the association. Glen said the association's lawyer had studied the question and had determined that it is generally the owner's responsibility to manage water problems beneath the unit.
- Marilyn suggested that we contact a consultant (ombudsman) to handle grey area problems rather than paying high attorney fees.
- Joan Butler brought up the issue of difficulty for new unit owners to become acquainted with the workings of the Association. Greg suggested that we form a committee to develop a "Welcome Packet" for all new Unit Owners. Nancy Clarke volunteered to assist the Board with this task. Diana Griffin offered to help Nancy.
- Evelyn Morrison said there were no weeds or mold on the sign at the end of the hill. She was thanked for all the work she has done to "beautify" the flowerbed areas near the entrance sign. Greg agreed to check out the tops of the posts which are beginning to show some rot.
- Nancy Clarke requested an address list from Marilyn. She agreed to provide Nancy with a list, at the same time noting that only those unit owners who wanted their names on the list - had their names listed.
- Marilyn asked about the key to the tennis court – it seems to have disappeared.
- Ann Thayer enquired about painting the condos. A discussion of paint vs. siding was brought up by the meeting. This issue needs to be discussed with John Norton. A special association meeting would be called if siding was to replace painting so all Unit owners could have input to such a costly venture.
- Annagreta Swanson brought up the topic of new storm doors. David Clarke will look into the storm doors on sale presently at Belletetes. Anderson Storm Door MCO on sale for \$159.00. 15 or more doors would cost \$149.00. Installation would be \$80.00.
- Marilyn commented that her newly stained front steps are slippery and cautioned the meeting.
- Glen brought up the proposed Victory Garden for the spring. This project will be a welcome addition on our common land.
- Evelyn takes care of us with her traffic cones which point out potholes on the street and her fluorescent triangles marking the entrance to our development. Thank you Evelyn!

MOTION to adjourn by Nancy Clarke; second by Ann Lammers. **PASSED: Unanimous.**

The meeting **adjourned** at 8:35 pm.

Respectfully submitted,
Diana Griffin, Clerk of the Association.

President's Report to the Long Hill Estates Condominium Association – October 11, 2007

Presented by Glen W. Swanson

Thank you for coming this evening and for giving me this opportunity to share information and thoughts with you concerning our Association.

As President of the Board, I have had the pleasure of receiving great support from many people – Board members Greg Lawn, Bob Price, and Jane Morrissey – Association officers George Austermann, Julie Clattenburg, and Diana Griffin – the many volunteers who helped make our First Annual Combined Yard Sale and Second Annual Association Picnic so successful – the volunteers who literally dig in the dirt to make our community more attractive – the volunteers who pitch in to gather information and provide insight on such Association matters as our relationship with the Town on road and sewer matters.

When it comes to the actual running of operations, let us remember how much we all depend on our support groups. On this point I am pleased to recognize the contributions of our Landscape Maintenance Manager JW – our Building Maintenance Manager John Norton - and their crews – our professional service groups - especially those headed by Gary Braun on legal matters and Chris Snow on insurance issues.

Last, but not least, I wish to say thank you to all of you, who as unit owners and individuals brought to my and the Board's attention issues, problems, and prospects that form the basis for that unique search in which we are engaged – that search as a community for a true quality of life that all of us can enjoy.

...

Quality of Life

To achieve and sustain a quality of life we do so as individuals, as family members, as partners in groups such as our Association. It is true, of course, that each of us has his or her own sense of priorities and goals, of problems and prospects. Yet, there are certain identifiable quality factors that most of us hold in common. Such factors as respect for the individual, awareness that support is available in tough times, a sense of security, and appreciation for comfortable living conditions.

Review of Programs – Living Conditions

During the past few months we have had the pleasure of witnessing decided improvement in our building maintenance program – thanks to the efforts of John Norton and his employees. John took on management responsibilities in August of this year. He was given the green light to get his crews in action, to treat all areas requiring immediate attention, to identify other areas needing help in the future, and in all cases to proceed with professional diligence and speed. John has proven himself well. He has accomplished much.

In our grounds maintenance program we have also noted extra effort this past year on the part of JW and his Dub's Shrubs team. A major ingredient for improvement in this situation has been our Board's willingness and initiative to recognize the importance of communication with JW – of speaking and listening in respectful ways – of showing our appreciation for his work. JW has responded in highly positive fashion to this management approach by the Board.

Yes, much remains to be done. However, I do believe that we are on our way to reaching one of our major goals, namely, to move our entire maintenance program from an unsatisfactory rating to a rating of quite satisfactory. With proper planning, effort, and careful attention to personnel management skills, within a few years we should be able to reach a highly satisfactory – even outstanding – rating.

Support Programs - Financial, Insurance, Legal and Security Matters

Our Board and Treasurer noted early this year that our banking assets of approximately \$100,000 warranted special attention as to use and disposal. We opted to pay off completely our outstanding loan, thus saving Association members the ongoing interest charges attached to the loan. We then reviewed ways for additional savings to members and concluded that it was safe and proper to reduce the monthly fee to \$225, with the understanding that, if indeed extraordinary charges do arise in the future, the Board has authority to increase the monthly fee accordingly.

I reviewed our insurance program with Chris Snow. Chris accepted my open invitation to visit the Association on some occasion whereby unit owners would have opportunity to discuss the Association's policy and how it affects the individual program of the unit owner.

As for legal matters, to put it simply, Gary Braun has done an extraordinary job for us. He has promptly returned my calls, has taken appropriate steps to explain or alleviate situations, and stands ready to act on our behalf on various matters, including court cases – such as the current case pending that involves the former Maintenance Manager's "Small Claims Complaint" registered with the local District Court. Gary has especially helped us with the Unit #27 Torla Estate dilemma. Mr. Torla passed away in 2006, apparently leaving no instructions as to disposition of his estate. Gary moved quickly to position us strategically in the list of claimants, with the result that the bank holding the first mortgage on Unit #27 has responded positively to Gary's suggestion that the bank cover all the Association monthly dues, operating costs, and legal fees related to the Unit. I should also add those occasions where unit owners and Board members were stymied as to how to interpret the Association's by-laws.

For security, the Board maintains a file of basic information for each unit owner so that the properly identified individual (or individuals) can be contacted in case of emergency. Please check your own files and review with the Board whether or not you need to update the appropriate information. The Board also recommends that each unit owner/resident consider using a "File of Life" program, whereby the "File of Life" sticker is placed on the front window by the entrance so that it is visible to firemen, police and other emergency rescue people, who then can proceed immediately to the packet of information the individual has filled out and posted on the side of the refrigerator. Such packets are available through the Fire Chief's office in Peterborough.

Another health issue concerns animals, especially animals running loose on Association grounds. We have learned from the New Hampshire Humane Society that feral cats are potentially dangerous to other cats because of an HIV-AIDS disease that they may carry and spread to other cats. Members of the community should review options for taking care of this situation, keeping in mind that the Humane Society, as I understand it, will not intervene in any situation where someone is feeding that particular animal.

For a number of residents a major area of concern is safety – safety for unit owners and families, for guests, and for employees of independent contractors. Several people have brought to my attention their fear that something will happen because automobiles travel too fast on our roads, unsupervised children run into the street without looking either way, vehicles restrict vision or movement of other vehicles because the operators parked their cars on Association roads rather than in spaces designated for overflow parking.

Where do we go from here?

I wish to present some suggestions for your consideration.

General Maintenance - Planning

1. Current Stage of Maintenance Programs - Continue to review planning for our current programs.
2. Second Stage of Maintenance Programs - Review maintenance requirements, scheduling and cost options during and for the coming year. Review management procedures, especially in the area of estimates and requests for quotation. Review and compile proper records, such as, independent contractors' "certificates of insurance."
3. Third Stage of Maintenance Programs - Review potential maintenance needs, scheduling, manpower requirements, and cost options for the following two to five years.

Building Maintenance - Execution

1. Execute the current priority maintenance program with attention to proper monitoring.
2. Initiate the second stage maintenance program consisting of such matters as refurbishing and/or replacement of siding on certain buildings – relate this to the cost and scheduling of painting options.
3. Commence planning for the third stage, keeping in mind the questions and approach options brought forth in initiating and executing the second stage.
4. Continuously communicate with John Norton in a professional manner.
5. Monitor operations from a Board policy and planning position – be careful that unit owners and Board members do not insert themselves into the daily operational aspects of the project for this may lead to confusion and frustration on the part of all parties involved.
- 6.

Grounds Maintenance – Execution

1. Conduct tree and shrub removal and planting according to guidelines set forth. Regarding tree plantings in particular, the issues involved concern digging operations and watering methods. Digging operations involve permission from DigSafe and awareness as to where the various lines are located on Association property. **The issue of propane gas lines is addressed below.** Watering operations require an irrigation system available through the Association and/or the willingness of the individual unit owner to water a tree that benefits the unit but is located on common property.
2. Association gardens – manage according to acceptable practices, keeping in mind that some items planted during the past few months will not reveal their benefits until next spring. Here, again, is the question of water supply
3. Irrigation system – our system is currently shut down. The Town removes the two watering meters, and then installs them in the spring when requested. Questions have arisen as to the value of the current irrigation system, the costs and benefits to revamp the system (less heads but improved utilization of water), and the issues that may arise if one Board says to shut everything down for a year or more, only to have a later Board elect to put it back in operation. JW can now regulate the timing and periods of irrigation through control boxes. I have instructed JW to provide the Board with three estimates regarding improvements, repairs, alterations to the current system. The project could be processed in phases.
4. Tree spraying – best probable time is in the spring. Spraying operation may require a licensed person; if not, then JW can provide that service.
5. Pruning – consider review, keeping in mind that the guide line for proper pruning is after flowering.
6. Hillside – consider doing every year or every other year.
7. Upper Road – Keep this section properly open. It is important for availability to upper hydrant – also important to many residents who enjoy the walk and the viewscape provided to the easterly mountain range.

Long-Term Planning

1. Seek a quality of Life for all residents of the Association. We must remind ourselves that one of the benefits of living here is that our Association is open to everyone of all ages. At times this can be perplexing, to be sure, but let us pause to consider ways in which we can improve dialogue amongst ourselves, and reach mutual understanding as to the rights and responsibilities of all parties.
2. Establish an “ombudsman” for the Association – a person to act as sounding board and possible problem solver. If by-laws permit, this person would be independent of the Board, and open to all parties involved in a problem, program, or issue involved where communication is important.

3. Consider having a "Victory Garden" on Association property. Chris Snow (Insurance) and Gary Braun (Legal) have informed me that we may proceed with such a program. JW is ready to roto-till the selected space this autumn to prepare it for spring planting.

Some factors involved:

- a. Costs – how much do unit owners pay, what would be the cost, if any, to the Association**
- b. Benefits – who would benefit, and how?**
- c. Space allocation**
- d. Watering and other maintenance requirements**
- e. Protection from wildlife**

- 4. Identify and prioritize road repair and maintenance needs – the lower road definitely requires cleaning and sealing of cracks – this may require an accounting procedure to set aside funds for long-term road repair.**
- 5. Community events and hospitality – continue the current programs and consider new programs, such as an effective welcoming committee and/or letter for new residents.**
- 6. Review By-Laws and other documents.**
- 7. Replace entrance-storm doors – several unit owners informed the Board that, in light of rising fuel costs and the rather shoddy appearance of our current entrance-storm doors, the Board should check on options for unit owners' replacement of doors with a much better system. The Board did research this possibility, and came up with the suggestion to use an Anderson door that fits the need described. I believe that Greg Lawn has information on this unit.**

A final note – it is really a question: Do you know where your propane gas lines are located?

This is an excellent example of the questions our Board encounters and the positive results that ensued in this case thanks to perseverance and proper communication.

Some time ago Unit owners in Building Nine brought to our attention the question of how to control the water saturation behind and to the side of their building. The Board established that this situation dated back to the time of construction. We decided to look into options available, keeping in mind the legal ramifications put on the Association due to the need to dig in the area involved.

I arranged through DigSafe for identification of various electric and telecommunication lines. Our water line was identified separately. We were all set, except for the identification of propane gas lines. I called the Underground Damage Control officer at NH Public Utilities Commission and explained our situation to him. He explained that PUC considered our Association not as "residential" but as "jurisdictional" which meant that certain responsibilities fell on the supplier to identify the lines. The Mathewson Company, our propane gas

supplier, said that they could not help us identify location. Needing quick action, we decided to proceed (with PUC awareness) with digging of the trench after Mathewson had shut off the gas supply to the building and had an emergency crew ready in case of a mishap. The trench was dug – another story in itself – the drainage project was completed.

Thinking about this afterwards, I projected a possible time where we would need an overlay or diagram of all our propane gas lines. Again, to the phone, checking with Mathewson, Rymes, and Keene Gas as to who might have maps or diagrams filed away. Nothing found. I then called PUC, outlined what had been happening, and presenting the dilemma of what to do. The chief officer concluded that there apparently was a problem somewhere in communication.

As of last week, it looked as though the Association would wind up paying a licensed search group to do the job. Then came the phone call from PUC. Their representative had convinced Mathewson that, indeed, the responsibility fell on Mathewson. The result – Mathewson is scheduled to conduct a search-and-identification of all our propane gas lines within the next few weeks.

And so it is with thanks, and this note of good news, that I leave you as president of the Association.

Respectfully,

Glen W. Swanson

9 Long Hill Estates

President's Report to Long Hill Estates Association's Annual Meeting
October 1, 2008

Your Board of Directors witnessed a birth this year!!! Now you ask, who here did that? Well It was a brand new committee to Long Hill – the garden committee of Ed Hampson, David Clarke and our own Ann Lammers. Starting last Fall, they met, toiled, tilled (with JW's help), and then met, toiled and tilled some more, and got the project off the ground – or in the ground as the case may be. And viola - the garden was ready for its many participants. I hope you all have taken a walk around it to view the whole project with all its colorful vegetables and flowers. It was gorgeous. We owe this committee a big debt of thanks for all their labor (just a tiny pun there). And the Board decided a small shed at the entrance to the garden field to store wheelbarrows, mowers, etc. was a necessary addition. This garden is a wonderful amenity to our property and the association.

Many other activities probably weren't as obvious to you but I must tell you that the Board is most grateful for e-mail. I couldn't begin to count the hours back and forth sharing problems and solutions. Obviously, this is a good means of communicating as it also puts things in writing for those of us with "senior moments", and we can then read and reply on our schedule.

Most of you know that each of us had some time away during this past year for personal reasons which left two doing the work of ten. But here we are with many things finished. Those not completed are not forgotten though.

We plan on an official ruling for types of fires on patios. I'm sure you're aware that all grills have to be 10 feet from the gas meters at the far end of the patios and fully attended. That's a state law. But we've also seen open fireplaces (chimineas) on the patios which easily get out of hand, so those along with fire pits are going to be banned. In other words, no live flames.

Another project is finishing work on previous revisions to our resident's handbook and producing a final, official product that, we hope, will give us all a lift. We could use the assistance of an owner who enjoys this kind of activity.

And speaking of assistance: Several have helped the board and thus the association.

But first, we must acknowledge with our thanks the work done by our past treasurer, George Austerman. ----- And second, thanks to Diana Griffin for her work as our clerk. I have to quickly say, though, that she will continue on the picnic committee and the welcome committee. -----

- Julie Clattenburg and Brenda Salmonson pick up the mail at the Post Office and then Julie sorts it out. And Julie bravely accepted the post of Treasurer (for a year) following George's resignation last spring.

- Faith Hanson graciously offered to distribute items to owners, and we've asked several times.
- David Clarke repaired all our signs in first rate fashion. He also cleared quite a bit of brush and now we are offering the remainder of his wood piles to JW's Dad, Wayne, for his stoves. He and JW have provided several little extra's through the year.
- Ed Hampson donated and installed the garden's electric fence that keeps the deer and bunnies away.
- Nancy Clarke, Diana Griffin, and Ann Thayer formed our Welcome Committee and have come up with the idea of Peterboro baskets filled with lots of information for new owners.
- Nancy Clarke and Marcia Pettee helped the board a great deal with our tree replacement project. More on that later.
- Evelyn Morrison put in several beautiful lilies in front of our sign at the foot to the hill.
- And many owners have been tending their own plants by trimming and weeding which helps keep beauty spots on our property. So thank you one and all. -----

Now, I have some sad news. There is no good time to bring this up, but we have to do it. The Association ... and Ann and I ... are loosing a very good board member. Greg has formally told us he will not run again this year. And we accepted his decision, but with regret and much appreciation. -----

Now to some of the Board's accomplishments:

If you've read the Bulletin Board notices, you know we did some research on new storm doors for a warmer entry-way keeping in mind cost and as similar an appearance as we could find to what we already had. Bellettes had a door that fit this criteria and we posted this news. We've also posted information on a metal, insulated garage door from Keene Door as many unit garage doors are deteriorating. This door matches our design, and would need painting, but I can testify that it holds paint well. The Board has told the painters not to paint over rot. So if your door is in need, think about this metal door. It's cheaper than wood, and doesn't rot.

We reviewed our irrigation with Rainmaker trying to revamp it with different head placements to save water and prevent as many damaged heads... but it is quite a complicated process and we haven't got a solution yet. But we will continue working with Rainmaker to see if there is a plan that will at least help in this regard AND fit our budget. We also have two work orders in place with the town for shutting off our water meters – Irrigation meters by October 1 and the hydrant/garden meter by November 1.

Tim Allen of Allen & Mathewson has said he would survey and trace our gas lines "sometime this summer". He told me he will use an as-built map. But now, because he doesn't have the appropriate credentials for the state, he has had to hire Ed Atkinson from Troy to do this work so we are both waiting for a specific date.

By now, hopefully, you've noticed the new speed signs with the added "No Soliciting". Right? We wanted to be more specific than "drive slowly". That didn't seem to be working very well. Driving 10 mph means you can stop quickly if needed. Especially as someone is backing out of their driveway or as a child darts into the street. So please concentrate on slow!!!

The new timbers around the lower flower beds are quite an addition and another year we will do the same on the upper road. We may wait for the spring to do some transplanting, though. They will have a better chance to take hold.

We continue to remind owners, guests and contractors about a previous Board ruling for NO SMOKING on common property which includes the limited common that we call porches, steps, walks, driveways, etc. The reason was and is to prevent harmful second hand smoke from drifting into anyone's open windows or doors. So you are perfectly welcome to ask anyone to refrain from smoking anywhere on our property except in their own homes.

And in the same spirit, we have been discouraging extended day-time street parking only because it narrows the street for emergency vehicles (especially when two are parked across from each other). In the past this made it very difficult for some owners to back out of their driveways. This is not an official rule, and may not ever be, but cooperation of owners and their guests is helpful.

I want to thank owners for returning their data sheets. We now have 99.99% participation so we have emergency information, etc.

Our painting company, owned by Matt Harwood from Lyndeboro has given us some very professional work at a good price. We would hope to use their services for some time to come. In fact we've already signed next year's contract for buildings 3, 5 and the backs of 4 and 6. That gives us 6 done and three the following year. Matt suggested two coats for the body of the buildings so we paid \$1100 more per building than our original contract, but we believe it was worth it. His carpenters replaced many pieces of clapboards that were in bad repair and even put in new pieces where the existing pieces weren't nailed into studs.

We hired Richard Parks, a local electrician, to replace 5 street light fixtures that were about to fall apart. He got a better price for us if we bought 10 fixtures, so five remain for future use. At the same time, he was able to change the system a bit to give the mailman an inside light.

This next winter we are planning on hanging soap in our evergreens to discourage the deer from munching ... we are told that irish spring is one that works well.

More work was needed at unit 12 to prevent water from flowing into their garage. So we felled that white pine, diverted the river that comes down the road from the dumpster by putting a dip in the pavement to match a dip in the lawn, and lowered the sod beside the driveway. We now have a lovely river birch planted there.

Because plowing was necessary before the ground froze last fall, we had lots of sod damage. We tried hydro-seeding waiting until the irrigation system was running. This didn't seem to work well, because it didn't get enough water...It's become obvious that whatever type of grass replacement we use, we are going to have to have owner participation ... that means getting our hoses out folks and following the directions given us.

In order to track maintenance requests with John Norton, Greg had the last set of forms numbered. Now we've got to get John to return the paper when he's finished. By his own admission, he's not a paper guy but he and his crews have done quite a great deal of work and done it quite well. Replacing the worst of the trim over the arched windows and doing the rest next year. Replacing broken down spouts with a better, longer lasting material. Very slowly working on maintenance requests for leaks, rotted spots, etc.

Now, as an owner, not a board member, I continue to offer to all owners my services for storing their keys in a fire-retardant box, only to be used for 911 services if you are not at home. No one would enter your unit until fire and/or police arrived. But if these professionals couldn't enter and fire or running water were suspected, they would have to break down your door – and that repair would be yours. These keys have also come in handy for several owners who accidentally locked themselves out. If I do this for you, the only thing I ask is that you notify me when you're away. If I'm to be away, I leave that message on my answering machine and let you know which owner has the keys. It has to be someone whose keys are in the box. If at anytime I had to cease doing this, your key would be returned directly to you.

Also as an owner, not a board member, I keep a list of owners and phone numbers for anyone who wants one. But you have to have your name on the list to receive one. Owners are asked not to share or copy it, but to keep it in their resident's handbook for reference. It's time to update my list, so if you are interested, let me know as soon as possible.

We had a large project handed to us this year... it's not one we sought. All the foresters that were here earlier when we were looking into safety issues with the red pines above building nine told us that we could wait a bit on taking down those trees... but we MUST get rid of our white pines. 1) they weren't appropriate for our property, only here as they're cheap and grow fast, 2) they are at the high end of their current size for disposal costs – next year the cost for removal could be prohibitive, and 3) due to shallow root systems they could topple in a bad storm, especially covered with ice or snow and even without falling, they could cause damage to our buildings because some are so close.

But we didn't want to do anything until we had a good replacement plan. Hence Nancy Clarke, Marcia Pettee and Ann Lammers volunteered to be our tree committee. They did lots of homework and then went to talk to landscaper George Lohmiller in Hancock for tree ideas. The committee then asked for his assistance in tree placement and a letter with all this information was mailed to all owners. . Later in this meeting, you will have a chance to ask questions about this project.

We then called logger Andrew Robblee who was highly recommended to us to remove these white pines in a safe and careful manner so as not to damage property or leave a mess. They haul everything away except the trunk root grindings that will be blown into a pile on our property or over the banking beyond the garden. His estimated bid of \$2500 for taking all trees down at one time was lowered as George Lohmiller didn't think one of the pines needed felling.

I cannot say enough about our Tree Committee. They not only have handled a very important job for the association, one that got bigger as time went on, but they have done it in a very professional way. We owe these ladies a great deal for a hard job very well done. And I'd like us to say thank you to them. -----

As your meeting packets had a notice about our association's catastrophic coverage, I won't go into it here... except to say it behooves you all to take it seriously. We don't know who have filed their unit updates and who have not, but to the best of my knowledge and that of the insurance company, there is no complete list either with the board or the insurance company, So, our insurance company is advising each owner to write up a detailed list for your unit with any and all updates. Then the Board can keep a copy in your unit file and keep the whole list in a safe place...perhaps a safe deposit box. It would be up to you to keep it updated by always notifying the board of any improvement.

Many of us are recycling people, and I'm sure you've heard the terms "global warming" and "being green". Well recycling our trash is something we all can do in this regard to some extent or other. We have a wonderful recycling center right here in town so anything we keep out of our dumpster and therefore out of the earth, can easily be recycled AND it also helps by saving on our taxes. I offer one idea ... set up a mini center in your garage ... a paper bag for each type of item – mixed paper, cardboard, all glass, steel cans, aluminum cans, and #1 and #2 plastic containers. Then when you go to the recycling center, all you do is dump each bag in the appropriate place and in 10 minutes you're done.

I hope this gives you a picture of what our year has been like and how we've been doing what is necessary for the property, the association, and the owners.

Sincerely,
Marilyn Britton, President of the Board of Directors

September 20, 2008

To The Long Hill Folk

What a wind fall you brought to the Monday night Community Dinner. The hot dogs, hamburgers and drinks were a real treat for the people who come to the dinner. The young people particularly enjoyed the soda.

The Union Congregational Church have been serving free dinners to the community for six years. It started out with a few people coming and now we serve up to one hundred guests. Some come to enjoy a home cooked meal, and others come for the fellowship.

The folk who work have a great time; preparing the food, setting up tables (that is the job for our young people) and cleaning up after the meal. We all feel as if we are giving a service to the church and the town.

The meals vary each week, food and money is donated from the church and the community. Often the guests will bring in desserts, it makes them feel part of the whole evening.

Again, thank you for your special gift of food. It truly was appreciated.

Sincerely,

Jacqueline Van Allen



TOWN OF
PETERBOROUGH
OFFICE OF
COMMUNITY DEVELOPMENT

1 Grove Street
Peterborough, NH 03458
Office: (603) 924-8000 ext. 104
Fax: (603) 924-8001
Email:
ocd@townofpeterborough.us

August 25, 2008

TO WHOM IT MAY CONCERN:

On **Monday, September 8, 2008** The Peterborough Planning Board will meet at 7:00 P.M. in the Selectmen's Room of the Town House to consider A two-lot subdivision on land owned by Monadnock Business Ventures, 375 Jaffrey Road, Parcel # R003-025-100 in the Business/Industrial District so that ComCast can construct a new 766-square foot equipment building with a generator and four parking spaces. Should this application be accepted as complete, the Board will move immediately into public hearing on the merits of the proposal.

You are being notified because you are an abutter to this property. An abutter is anyone who is contiguous to the property or across a street or stream from the property. As an abutter you may appear in person or by agent or counsel and be heard by the Board during the public hearing phase of the meeting. Prior to the opening of the public hearing and after the close of the public hearing, abutters or any member of the public may only be heard at the discretion of the Planning Board Chair.

Anyone who intends to address the Board through correspondence is asked to deliver correspondence to the Office of Community Development at least one day prior to the hearing.

Sincerely,

Laura Norton

Laura Norton
Office of Community Development

**Long Hill Estates Condominium Association
YTD Income/Expenses FY2007-2008 and Budget for FY2008-2009**

| Income Category | Income Sub-Category | Actual Income 7/1/07-06/30/08 | Budget Jul 07-Jun 08 | Remaining Budget | Column 3 | Column 4 Budget Jul 08-Jun 09 | Column 5 Chg in Bud From Prior Yr | Column 6 Monthly Fee |
|---------------------|-----------------------------|-------------------------------|----------------------|-------------------|-------------------|-------------------------------|-----------------------------------|----------------------|
| Assessments | 41000 Owner Base Monthly | 97,988.56 | 97,200.00 | (788.56) | 101,520.00 | 4,320.00 | 235.00 | |
| Investments | 41100 Interest Earned | 109.36 | 0.00 | (109.36) | 0.00 | 0.00 | 0.00 | |
| Miscellaneous | 42000 Other Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 42010 Garden Fund | 45.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 42100 Legal Fee Reimb | 1,264.71 | 0.00 | (1,264.71) | 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 | 250.00 | 0.00 | (250.00) | 0.00 | 0.00 | 0.00 | |
| | 42400 Workers Comp Rebate | 509.00 | 0.00 | (509.00) | 0.00 | 0.00 | 0.00 | |
| TOTAL INCOME | | 100,166.63 | 97,200.00 | (2,921.63) | 101,520.00 | 4,320.00 | 235.00 | |

| Expense Category | Expense Sub-Category | Actual Expense 7/1/07-06/30/08 | Budget Jul 07-Jun 08 | Remaining Budget | Column 3 | Column 4 Budget Jul 08-Jun 09 | Column 5 Chg in Bud From Prior Yr | Column 6 Monthly Fee |
|----------------------------------|-------------------------------|--------------------------------|----------------------|-------------------|------------------|-------------------------------|-----------------------------------|----------------------|
| Administrative | 50100 Bank Service Charges | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | 56010 Accounting Services | 2,328.75 | 2,325.00 | (3.75) | 2,400.00 | 75.00 | 5.56 | |
| | 56025 Dues & Subscriptions | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 56030 Insurance | 10,000.00 | 11,980.00 | 1,980.00 | 10,600.00 | (1,380.00) | 24.54 | |
| | 56035 Legal Fees | 4,272.88 | 1,500.00 | (2,772.88) | 2,000.00 | 500.00 | 4.63 | |
| | 56036 Legal Fees-Reimbursable | 1,264.71 | 0.00 | (1,264.71) | 0.00 | 0.00 | 0.00 | |
| | 56045 Consultant/Educ Fees | 250.00 | 0.00 | (250.00) | 0.00 | 0.00 | 0.00 | |
| | 56050 Miscellaneous | 1,001.92 | 475.00 | (526.92) | 600.00 | 125.00 | 1.39 | |
| | 56060 Office Supplies | 188.25 | 185.00 | (3.25) | 185.00 | 0.00 | 0.43 | |
| | 56065 Postage | 126.89 | 150.00 | 23.11 | 150.00 | 0.00 | 0.35 | |
| | 56075 Taxes | 116.18 | 50.00 | (66.18) | 100.00 | 50.00 | 0.23 | |
| Subtotal - Administrative | | 19,549.58 | 16,665.00 | (2,884.58) | 16,035.00 | (63.00) | 37.12 | |
| Buildings | 56205 Painting | 3,615.20 | 18,000.00 | 14,384.80 | 15,515.00 | (2,485.00) | 35.91 | |
| | 56210 Pest Control | 0.00 | 1,125.00 | 1,125.00 | 1,215.00 | 90.00 | 2.81 | |
| | 56214 Repairs/Maint-Adm | 4,320.00 | 4,320.00 | 0.00 | 4,320.00 | 0.00 | 10.00 | |
| | 56215 Repairs/Maint-Labor | 2,012.50 | 4,500.00 | 2,487.50 | 3,500.00 | (1,000.00) | 8.10 | |
| | 56217 Repairs/Maint-Reimbuse | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| | 56216 Repairs/Maint-Materials | 667.54 | 2,000.00 | 1,332.46 | 2,000.00 | 0.00 | 4.63 | |
| Subtotal - Buildings | | 10,615.24 | 29,945.00 | 19,329.76 | 26,550.00 | (3,395.00) | 61.46 | |

**Long Hill Estates Condominium Association
YTD Income/Expenses FY2007-2008 and Budget for FY2008-2009**

| Expense Category | Expense Sub-Category | Column 1 | Column 2 | Column 3 | Column 4 | Column 5 | Column 6 |
|----------------------------|--------------------------------------|-----------------------------------|-------------------------|-------------------|-------------------------|-----------------------------|---------------|
| | | Actual Expense 7/1/07-06/30/08 | Budget Jul 07-Jun 08 | Remaining Budget | Budget Jul 08-Jun 09 | Chg in Bud From Prior Yr | Monthly Fee |
| Funding of Funds | Capital Replacement Fund | 13,625.00 | 13,625.00 | 0.00 | 15,120.00 | 1,495.00 | 35.00 |
| | Subtotal - Funding of Funds | 13,625.00 | 13,625.00 | 0.00 | 15,120.00 | 1,495.00 | 35.00 |
| Grounds Maintenance | 56405 Fertilization | 1,668.03 | 1,200.00 | (468.03) | 1,800.00 | 600.00 | 4.17 |
| | 56415 Irrigation | 3,134.00 | 500.00 | (2,634.00) | 2,000.00 | 1,500.00 | 4.63 |
| | 56421 Mowing | 6,075.00 | 7,500.00 | 1,425.00 | 7,500.00 | 0.00 | 17.36 |
| | 56422 Spring Cleanup | 2,620.00 | 2,750.00 | 130.00 | 2,750.00 | 0.00 | 6.37 |
| | 56423 Bed Maintenance | 5,827.00 | 4,000.00 | (1,827.00) | 4,100.00 | 100.00 | 9.49 |
| | 56425 Pruning | 1,050.00 | 2,000.00 | 950.00 | 1,150.00 | (850.00) | 2.66 |
| | 56426 Fall Cleanup | 1,540.00 | 1,540.00 | 0.00 | 1,540.00 | 0.00 | 3.56 |
| | Subtotal - Grounds Maint | 21,914.03 | 19,490.00 | (2,424.03) | 20,840.00 | 1,350.00 | 48.24 |
| Loan Payment | 93001 Loan Principal | 0.00 | 0.00 | 0.00 | | | |
| | 93001 Loan Interest | 0.00 | 0.00 | 0.00 | | | |
| | Subtotal - Loan Payment | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Roads & Winter Maintenance | 56436 Plow, Sand & Shovel | 14,670.00 | 10,000.00 | (4,670.00) | 12,000.00 | 2,000.00 | 27.78 |
| | 56438 Other Winter Maint | 6,260.00 | 1,500.00 | (4,760.00) | 4,500.00 | 3,000.00 | 10.42 |
| | Subtotal - Roads/Winter Maint | 20,930.00 | 11,500.00 | (9,430.00) | 16,500.00 | 5,000.00 | 38.19 |
| Utilities | 56605 Electricity | 744.64 | 725.00 | (19.64) | 725.00 | 0.00 | 1.68 |
| | 56610 Trash Removal | 3,538.00 | 3,250.00 | (288.00) | 3,750.00 | 500.00 | 8.68 |
| | 56615 Water | 1,765.75 | 2,000.00 | 234.25 | 2,000.00 | 0.00 | 4.63 |
| | Subtotal - Utilities | 6,048.39 | 5,975.00 | (73.39) | 6,475.00 | 500.00 | 14.99 |
| | TOTAL EXPENSE | 92,682.24 | 97,200.00 | 4,517.76 | 101,520.00 | 4,320.00 | 235.00 |
| | NET OPERATING INCOME | 7,484.39 | 0.00 | | | | |

ASSETS:

| | Jul 2007-June 2008 | Bal 7/1/2007 | Income | Interest |
|---------------------------------|--------------------|--------------|--------|-----------|
| Ocean National Checking Account | | | | |
| Capital Replacement Account* | 24,038.64 | 13,625.00 | 66.48 | 16,172.83 |
| Working Capital Account** | 14,225.93 | 900.00 | 42.88 | 2,091.38 |

*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 DEPOSITION OF EXCESS REVENUE
OVER EXPENSES
FOR
FISCAL YEAR ENDED JUNE 30, 2008.**

RESOLVED: That any excess of membership income over membership expenses for the Year ended June 30, 2008, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064.

Long Hill Estates
BOARD OF DIRECTORS
PO Box 415
Peterborough, NH 03458

AMENDMENT OF CONDOMINIUM INSTRUMENTS

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

Reference is hereby made to that certain Declaration of Condominium for Long Hill Estates at Peterborough, A Condominium dated January 10, 1989, and recorded in the Hillsborough County Registry of Deeds at Book 5079, Page 723, including the By-Laws recorded therewith.

WHEREAS, Article IX, Section 1 of said By-Laws and RSA 356-B:34 provide for the amendment of the Condominium Instruments upon agreement of the Owners of Units holding at least sixty-seven percent (67%) of the common interest owned by the Owners cast in person or by proxy at the meeting duly held in accordance with the notice of such meeting.

WHEREAS, no other consents are required therefore.

NOW THEREFORE, said By-Laws are amended by replacing the amendment of April 2, 1998 to Article II, Section 4, recorded at the Hillsborough County Registry of Deeds at Book 5983, Page 1534 to read:

The annual meeting of the Unit Owners' Association shall be held within no less than thirty (30) days nor more than sixty (60) days prior to the beginning of the new fiscal year as provided for by these By-Laws.

This amendment supersedes any other amendments dealing with the date of Annual Meeting of Long Hill Estates at Peterborough, A Condominium.

Marilyn A. Britton, President of Board of Directors

August 2008

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

NOMINATION FORM

At the Annual Meeting on October 1, 2008, 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 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 from the floor, at the meeting, verbally or in writing, up until the time the election takes place.

Nominators and nominees must be unit owners.

NOMINEE: Nancy Clark UNIT # 21
NOMINATED BY: Ann Hampson UNIT # 18

Note: This year Greg Lawn's term has been fulfilled so it his position that is open.

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

NOMINATION FORM

At the Annual Meeting on October 1, 2008, 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 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 from the floor, at the meeting, verbally or in writing, up until the time the election takes place.

Nominators and nominees must be unit owners.

NOMINEE: Nancy Clarke UNIT # _____
NOMINATED BY: Diana Gaff UNIT # 32

Note: This year Greg Lawn's term has been fulfilled so it his position that is open.

**Report to Annual Meeting, Oct. 1, 2008, about our ornamental crabapple trees:
Why so much pruning? Why wasn't it all done at once? How to keep the trees healthy?**

We haven't had proper pruning done for many years, if ever. This year the board sought help from Sara Cox of Hilltop Pruning, Francestown. She specializes in the care of fruit trees.

Sara found that many of our crabapple trees were badly overgrown. They had crossed limbs, rubbing against each other, and not enough light and air were reaching their interiors. Some had health problems that needed to be treated by cutting out affected branches. Smaller trees needed pruning, too, to help them grow into a balanced shape and avoid crossed branches. Tent caterpillars were removed during pruning. Foliage affected by cedar-apple rust was cut out. (See over for information about these two conditions and recommendations for treating them.)

Sara couldn't do all the pruning at once, because the trees would put out too much sucker growth over the next growing season. Also, you can only take a certain percentage off a tree each year, without harming its ability to photosynthesize. She recommended a three-year sequence of pruning to restore our trees to their best condition. We accepted her recommendation.

Why so much pruning? Better air circulation and sun penetration to the center of the trees is important in disease prevention. Many diseases like moist conditions with low light and air circulation. This doesn't mean our trees will be free from all disease. It's a preventive measure. Sara says most of our crabapples are basically healthy, and they should live a long time if we keep them from getting overgrown. We can also do a few more corrective things, such as:

- 1) Clear away the excess mulch and dirt from the base of each tree's trunk, to expose it to air and light, down to the natural root flare. Some of this was done by Sara when she was cutting out the root suckers on several of our trees. A couple of trees still have an over-emphasized mound that rides up too high on the trunk. That excess cover needs to be removed next spring. It must be done carefully, though, not to damage the bark that's become soft after being covered up.
- 2) On Sara's recommendation, we're asking everyone to avoid planting flowers close to the trunks of these trees, to spare both the bark and the roots. The continual injuring of tree roots stresses the trees, and these open wounds can be an avenue for disease to enter the tree.
- 3) Sara showed us that when we hang things from the branches, the things we hang can injure the tree. She gave us some pointers on reducing that damage, including a simple trick for shielding the branch, using a short length of split garden hose wrapped around the branch where the hanger will be. The main thing is to watch the condition of the tree, and if you see where bark is getting scratched and rubbed, remove whatever's doing the damage.

Sara kept detailed notes on what she did and what she found, tree by tree. She's available to answer questions. Please contact a member of the board, or a member of the tree committee. We'll get in touch with Sara and give you detailed feedback. (This is to spare her from getting swamped, and to make sure the board stays informed, too.) Thanks!

Cedar-Apple Rust:

Cedar-apple rust, caused by the fungus *Gymnosporangium juniperi-virginianae*, is a rust that requires two different hosts (eastern red cedar and apple) to complete its life cycle. Cedar-apple rust overwinter as galls on red cedar branches. It becomes a problem when crabapple and eastern red cedar grow in close proximity, where the fungal spores can travel back and forth between cedar and apple trees. During rainy periods in the spring, distinctive bright orange, gelatinous spore-horns protrude from the surface of these cedar galls. The spores are blown by the wind to crabapple trees where they infect and produce their characteristic lesions. Infections on the apple tree do not spread within the tree; they only can send the disease back to infect cedar.

Removal of unwanted red cedars located in close proximity to the crabapple tree usually reduces the number of spores capable of infecting. Galls can also be removed from juniper branches during dormancy.

Prevention is the best control. Rust fungi need moisture, so promote drying through pruning. Prune off and destroy galls on cedar before late winter.

Eastern Tent Caterpillar

Larvae feed on leaves of most deciduous trees and shrubs, especially apples, aspens, and wild cherries. They spin large "tents" of silk webbing in branch crotches of trees. Trees may be fully defoliated in years of high caterpillar populations. Trees usually leaf out again later in the summer but growth may be stunted for several years.

Life Cycle: Moths lay eggs on twigs in midsummer; eggs overwinter and hatch in early spring; caterpillars move to nearest branch crotch and spin a silk tent for protection during rain or at night, and leave it to feed during the day. After feeding 5-8 weeks, they pupate in white cocoons attached to tree trunks or leaf litter; adult moths emerge in 10 days. One generation per year.

Control: Prune infested branches and burn them, or remove tents filled with caterpillars from branches and destroy. In winter, remove egg masses from bare branches. The eggs are laid on twigs in masses, covered with hardened foamy layer. Eggs resemble a dark, shiny belt encircling a twig. Attract native parasitic flies and wasps by growing small-flowered herbs, such as catnip, and wildflowers, such as Queen Anne's lace. Do not destroy wandering caterpillars with white eggs or cocoons attached to their backs; they are hosts for native parasites.

Spin large "tents" of silk webbing in branch crotches of trees. Eggs: laid on twigs in masses, covered with hardened foamy layer. Eggs resemble a dark, shiny belt encircling a twig.

**LONG HILL ESTATES
LONG HILL ROAD
PETERBOROUGH, NH 03458**
September 2008

Dear Residents,

Since it is important to always see the glass half-full, the over abundance of rain this summer has been wonderful for our lawns, gardens and trees. I think, however, that most of us would like more sun before the leaves start to change and Fall is upon us.

As some of you may know, it has been found necessary to remove nine of the remaining white pine trees on our association grounds. The Board has met with three foresters and a nurseryman who have explained why this must happen before Winter sets in. The main focus of this project is our safety and that of our homes. These pines were planted initially because they were inexpensive and rapid growing, but since they have not been maintained properly, they have become a safety hazard for a number of reasons.

The roots are shallow and due to the size of the trees, strong winds, ice, and snow could cause them to uproot and because of the close proximity to our homes, the damage could be extensive. Since a number of them shade our driveways in the Winter, ice and water have become a problem. Also, they are not particularly attractive trees and the needles dropping makes more lawn care necessary. From an economic standpoint, the price to remove them next year would be substantially more due to their fast growth which would put them in another category of cost for removal. It is felt that they should all be removed at the same time as the equipment will only have to be brought in once and we would only have to be inconvenienced, should that happen, on one occasion. We understand that the cutting and chipping will be noisy, but better all at once. The majority of the tree remains will be hauled away, with the balance disposed of on our property, out of sight, over the banking at the end of the garden. Over time this will compost into rich, healthy soil.

(over)

We have also included a listing of the types of trees that have been recommended by George Lohmiller of Our Town Landscaping in Hancock, as replacements. Each tree has been chosen for a specific location based on size, soil conditions and the appearance of the mature tree. The plantings will take place next Spring in mid to late May.

All of us are extremely fortunate to have such an attractive and safe environment in which to live, and this project will only serve to increase the beauty and safety of our homes. Please do not hesitate to ask any questions or voice any concerns you may have as this landscaping change belongs to all of us.

Sincerely,
Nancy Clarke for the Tree Committee
Marilyn Britton for the Board of Directors

Tree Committee Members:

Nancy Clarke - 924-6346
Ann Lammers - 924-0480
Marcia Pettee - 924-9433

This aerial map of Long Hill Estates is from Google Maps (satellite view).

① Green numbers = locations of new trees. See enclosed list.

#1 Black numbers = existing white pines. All are to be removed except #10.



①

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LONG HILL ESTATES REPLACEMENT TREES
(spring 2009)

| | |
|------------------------------|---|
| (1) beyond Unit #28 | Concolor White Fir |
| (2) between Units #20 & # 25 | Juneberry (<i>Amelanchier Arborea</i>) |
| (3) between Units #16 & #21 | Sugar Maple |
| (4) between Units #12 & #17 | River Birch (<i>Betula Nigra</i>) Medium size deciduous tree with showy bark - has been planted |
| (5) between Units #13 & #8 | Sugar Maple replacing both pines (leave Arbor Vitae around electrical unit) |
| (6) between Units #4 & #9 | Juneberry (<i>Amelanchier Arborea</i>) |
| (7) near Mail Kiosk | Locust |
| (8) behind Unit #5 | Sugar Maple |
| (9) behind Unit #8 | Sugar Maple |
| Behind Unit #16 | White pine will remain due to its excellent condition and healthy status per advice from George Lohmiller |

The numbers of these replacement trees correspond to locations marked in green on the enclosed aerial map.

CONCOLOR WHITE FIR

Mature Height 60 – 80 feet

Mature Spread 30 – 35 feet

Rapid growing and drought-resistant

Reviews say it's beautiful all seasons



LOCUST TREE

Mature Height 50 – 75 feet

Mature Spread 25 – 40 feet

Rapid growing, deciduous tree

Dark green to yellow for Fall color



SUGAR MAPLE

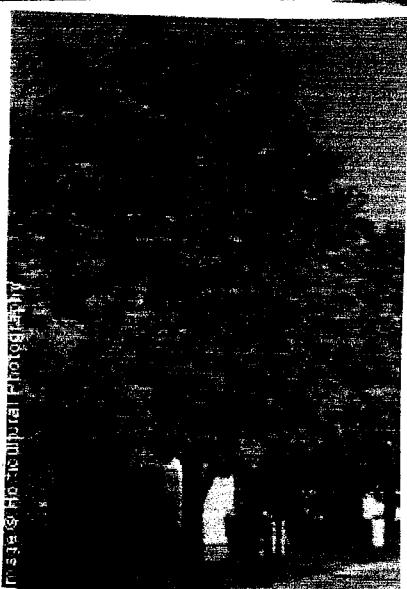
Mature Height 50 – 70 feet

Mature Spread 30 – 45 feet

Beautiful, majestic deciduous tree

Moderate growth, widely adaptable

Brilliant Fall color and dense shade



JUNEBERRY (Amelanchier)

Mature Height 15 - 20 feet with single stem

Mature Spread 15 – 20 feet

Widely adaptable, moderate growth

Excellent small yard tree, deciduous

Excellent Fall foliage, early white cluster flowers



(Color photos may be viewed at the Mail Kiosk)

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**HUB International New England, LLC***A World of Protection Right Next Door*

200 International Drive, Suite 290
Portsmouth, NH 03801
Office 603/436-7069
Office 800/843-7502
Fax 603/436-6657

www.hubinternational.com

August 12, 2008

Long Hill Estates Condo Assn.
C/O Board of Directors
PO Box 415
Peterborough, NH 03458

RE: Policy Type: Commercial Package
Policy No.: CAU2051945
Term: 01/13/2008 - 01/13/2009

Dear Marilyn:

It was very nice talking with you yesterday. Following our conversation I reviewed the entire file for Long Hill Estates. Here is some information for your records.

Back on December 18, 2001 William Waters sent a letter to Chris Snow indicating that some of the units had improvements made to them after originally constructed. Mr. Waters requested that the improvements be covered under the association's master policy. I spoke with Chris and he confirmed that this coverage was added to the CAU master policy. However, Chris advised Mr. Waters that it would be the board's responsibility to collect the information regarding unit improvements and keep this information on record.

We would also be happy to keep a copy of this information on file for you here at the agency as well. Ultimately though it would be the unit owners responsibility to notify the board and for the board to keep copies of this information.

My suggestion would be for the board to notify the unit owners regarding this and request that they send in writing the information on any improvements or upgrades that have been made to their units.

Please give me a call if you have any questions or would like to discuss this further.

Sincerely,

Rich Newman

Commercial Account Manager

603 436-7069

Rich.newman@hubinternational.com

***After a catastrophic loss from fire, flood or wind,
how would your condo unit be rebuilt -- with improvements, or without them?
Make sure you're covered!***

In 2001, a former Board member requested that Unit improvements be covered under the association's master policy. In a recent conversation with our representative at HUB International, the following information became available to us.

- 1) The Association's Master Policy would cover catastrophic damage to a unit if the damage is over the association's deductible of \$5,000. Your unit would be replaced in its original form at their cost, and your insurance policy would only need to cover the lost furniture.... and the deductible, if included in your policy.
- 2) If you, or a previous owner, have made improvements or additions to your unit these could come under this coverage ***IF*** you have reported these improvements or additions to the Board.
- 3) Data for this list of improvements should be as complete as is deemed helpful for accurate replacement. Date of purchase or construction, cost or approximate cost, materials used if appropriate, description if that would help identify an unusual item. If in doubt as to what item(s) should be included, list them all.
- 4) i.e. new kitchen counters, upgraded floor carpet, wooden floors, new or additional cupboards, toilets, better appliances, chair lifts, finished rooms and what they included, cedar closets, etc.
- 5) It is the owner's responsibility to notify the Board of any improvements to their unit.
- 6) The Board would be responsible for keeping these lists on file. We do not have to turn them over to the Insurance Company but we can. It is my suggestion that a bank deposit box be rented for this purpose, or at least a fire-proof box purchased that is passed on from one president to another.
- 7) Example of coverage guide: Anything that would increase your replacement by \$1000.
i.e. If you replace your \$500 refrigerator with a \$1000 dollar appliance, it wouldn't make much difference because the insurance policy says they cover at replacement value. If your new appliance is \$1500 or \$2000 more, your replacement should obviously be much more than replacement value.

But as I said earlier, if in doubt as to what to list, include all your improvements.

Obviously, I am not an insurance agent, and these guidelines and this exercise were suggestions given us by our insurance agents. They are only meant to assist an owner in the event of a huge loss from fire, water, or wind for example.

Marilyn Britton, President of Board of Directors
Ann Lammers, Director
Greg Lawn, Director
August 2008

October 1, 2008

A plan of action to protect Long Hill property values.

Proposed conversion of 5.8 acre lot located at 527 Jaffrey Road (Route 202) is a threat to Long Hill Estates.

Reference Ledger Transcript article published September 10.

This project appears ill conceived and a traffic and eyesore threat to Long Hill Estates property values.

It appears to be an authorization to convert a hilly and unusable building site to a financial harvest of sand and gravel. It must be substantially leveled out before qualifying as a building lot. The town authorized a similar project on what, over many years, has been the eyesore sand pit adjacent to the Monadnock Community Plaza just down the street. The proposed development never materialized, only an eyesore and traffic hazard when dump trucks occasionally enter and leave.

If the site adjacent to Long Hill Estates is developed and a building and parking lot is built, its location appears to seriously destroy our serene view beyond the tennis court. Just think—ugly parking lot lights, industrial lights and windows lighting up the nights.

The Ledger Transcript article reports it to be a GREEN project, even mentioning such things as a windmill on site. A common sense tour of the area reveals its technical inappropriateness for a windmill and raises many questions regarding the use of GREEN as a simple-minded buzzword to “put one over on local neighbors.”

The threat of this project merits the assembling of a special committee to follow the proceedings and get the facts. We should assume it is a valuation threat until proven otherwise. It would also be wise to authorize the BOD to procure legal backup should that be deemed appropriate.

Audrey Carvalho
Edward Hampson

PROCEDURES FOR ANNUAL MEETING NOTICE

- NOTICE OF THE ANNUAL MEETING must be sent at least 21 days prior to the meeting date. This is the LAW.
INCLUDED IN THAT ENVELOPE should be:
 1. NOTICE
 2. MINUTES OF PREVIOUS YEAR'S ANNUAL MEETING
 3. PROXY FORM
 4. BUDGET FOR CURRENT FISCAL YEAR
 5. YEAR END FIGURES FOR FISCAL YEAR JUST ENDED
 6. AGENDA
 7. RESOLUTION FOR DEPOSITION OF EXCESS REVENUE OVER EXPENSES FOR THE FISCAL YEAR JUST ENDED (an IRS requirement in order to use our money)
 8. NOMINATION FORM with an explanation of the position open, term length,etc.

Receipt of acceptance - hand delivered notices

- AFFIDAVIT certifying that notice of the meeting was sent to all owners at their address of record according to the requirements of RSA 356 B and our By-Laws, with a list of all owners and addresses attached must be signed by the Clerk and witnessed and KEPT FOR A PERIOD OF 3 YEARS, 9 MONTHS (the LAW) It must be available at the meeting
- ALL COMPLETED PROXIES MUST BE KEPT FOR A PERIOD OF 3 YEARS, 9 MONTHS (the LAW)
- Owners (or their Proxies) will be checked off on a CONTROL LIST UPON ENTERING THE MEETING .
- A QUORUM MUST BE ESTABLISHED TO BEGIN

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

NOTICE OF ANNUAL MEETING

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

WEDNESDAY, OCTOBER 1, 2008
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, 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 22, 2008

**LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM
ANNUAL MEETING
WEDNESDAY, OCTOBER 1, 2008
7:00 pm
Monadnock Congregational Church,
Wilton Road, Peterborough, NH**

AGENDA

- A. Call to order
- B. Roll Call (may be taken via check sheet at door)
- C. Validation of quorum
- D. Introduction of directors, officers and guests
- E. Acceptance of minutes of October 11, 2007 Annual Meeting
- F. President's Report
- G. Treasurer's Report
- H. Vote of Resolution for Deposition of Excess Revenue Over Expenses for Fiscal Year ended June 30, 2008. (*See attachment – IRS Revenue Ruling 70-064*)
- I. Committee Reports: Welcome, Rules, Garden, Tree
- J. Vote on Proposed Amendment to By-Laws
- K. Election of Director (1 position)
- L. New Business *
 - Discussion on our Trees
 - Discussion on Insurance for Catastrophic Loss (see included handout)
- M. 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.*

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 **OCTOBER 1, 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.

**RESOLUTION FOR DEPOSITION OF EXCESS REVENUE OVER EXPENSES
FOR
FISCAL YEAR ENDED JUNE 30, 2008.**

RESOLVED: That any excess of membership income over membership expenses for the Year ended June 30, 2008, shall be applied against subsequent tax year member assessments as provided by IRS Revenue Ruling 70-064.

with financial 2-sided report

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

NOMINATION FORM

**At the Annual Meeting on October 1, 2008, 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 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 from the floor,
at the meeting, verbally or in writing,
up until the time the election takes place.**

Nominators and nominees must be unit owners.

NOMINEE: _____ **UNIT #** _____

NOMINATED BY: _____ **UNIT #** _____

**Note: This year Greg Lawn's term has been fulfilled so it his
position that is open.**

Long Hill Estates
BOARD OF DIRECTORS
PO Box 415
Peterborough, NH 03458

AMENDMENT OF CONDOMINIUM INSTRUMENTS

LONG HILL ESTATES at PETERBOROUGH, a CONDOMINIUM

Reference is hereby made to that certain Declaration of Condominium for Long Hill Estates at Peterborough, A Condominium dated January 10, 1989, and recorded in the Hillsborough County Registry of Deeds at Book 5079, Page 723, including the By-Laws recorded therewith.

WHEREAS, Article IX, Section 1 of said By-Laws and RSA 356-B:34 provide for the amendment of the Condominium Instruments upon agreement of the Owners of Units holding at least sixty-seven percent (67%) of the common interest owned by the Owners cast in person or by proxy at the meeting duly held in accordance with the notice of such meeting.

WHEREAS, no other consents are required therefore.

NOW THEREFORE, said By-Laws are amended by replacing the amendment of April 2, 1998 to Article II, Section 4, recorded at the Hillsborough County Registry of Deeds at Book 5983, Page 1534 to read:

The annual meeting of the Unit Owners' Association shall be held within no less than thirty (30) days nor more than sixty (60) days prior to the beginning of the new fiscal year as provided for by these By-Laws.

This amendment supersedes any other amendments dealing with the date of Annual Meeting of Long Hill Estates at Peterborough, A Condominium.

Marilyn A. Britton, President of Board of Directors

August 2008

LONG HILL ESTATES at PETERBOROUGH, A CONDOMINIUM

**AFFIDAVIT
ANNUAL MEETING
OCTOBER 1, 2008**

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

OR

handed out 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 356 B and the By-Laws. The list of owners and addresses is attached to this affidavit.

Signed _____

Marilyn A. Britton, President of the Board of Directors

_____ Date

Signed: _____

Clerk, Pro tem

_____ Date

Witness _____

For annual meeting to include for mortgagees if doing a by-law amendment.

**LONG HIL ESTATES at PETERBOROUGH, A CONDOMINIUM
PO BOX 415
Peterborough, NH 03458**

Date

Ref. Unit #

To Whom It May Concern:

In accordance with Article IX #4 of the By-Laws, enclosed please find the
Annual Meeting packet of information for the Long Hill Estates Annual Meeting on -----

Name typed, Clerk

*also list to
addresses*

**UNIT OWNER CHECK SHEET
FOR
LONG HILL ESTATES at PETEBOROUGH, a CONDOMINIUM
ANNUAL MEETING
OCTOBER 1, 2008**

| <u>UNIT #</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|----------------------|---------------------------------------|-------------------------|
| 1 | Bethann San Martino | |
| 2 | Virginia Peterson | |
| 3 | Carl & Dorothy Doane | |
| 4 | Marcia Pettee | |
| 5 | Dianne Buchholz | |
| 6 | Carole Reid | |
| 7 | Greenfield Peterborough LLC | |
| 8 | Evelyn Morrison | |
| 9 | Glen & Annagreta Swanson | |
| 10 | Audrey Carvalho, 1995 Revocable Trust | |
| 11 | Miriam Gibbons & John Nolan | |
| 12 | Kim & Dave Poirier | |
| 13 | Allen Hollander | |
| 14 | Robert & Martha Price | |
| 15 | Brenda Salmonaon | |
| 16 | Carl Sr. & Marilyn Britton | |
| 17 | New Hampshire Ball Bearing | |
| 18 | Jonathan & Patrice Hampson, | |
| 19 | Matthew Farhm & Megan Carroll | |
| 20 | Mary Lou Miley | |
| 21 | David & Nancy Clarke | |
| 22 | Faith Hanson & Joan Butler | |

Check Sheet continued for 2008 Long Hill Estates Annual Meeting

| <u>UNIT</u> | <u>NAME</u> | <u>SIGNATURE</u> |
|-------------|--|------------------|
| 23 | Richard White | |
| 24) | Madolyn L. Campbell | |
| 25 | Gregory & Selma Lawn | |
| 26 | Roger & Iline Sirois | |
| 27 | empty | |
| 28 | Ann Thayer | |
| 29 | George & Elizabeth Austermann | |
| 30 | Linda Buxton | |
| 31 | Julie Clattenburg | |
| 32 | Diana Griffin | |
| 33 | Monadnock Developmental Services - Bob Elliott | |
| 34 | Alejandro & Regina Andres | |
| 35 | Ann Lammers | |
| 36 | Leonard & Bessie Myhaver | |