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**LONG HILL ESTATES AT PETERBOROUGH, A CONDOMINIUM**  
**BOARD MEETING MINUTES**

May 14<sup>th</sup> 2008  
Unit #16 at 7:00pm

**Present:** Marilyn Britton, President; Greg Lawn and Ann Lammers, Directors; Julie Clattenburg, Financial Administrator; Diana Griffin, Clerk.

Called to order at 7:05pm

**MOTION** by Ann, second by Greg: To approve Minutes from Board meeting of March 6  
**PASSED:** All in favor

**MOTION** by Greg, second by Ann: To approve Minutes from Budget meeting of April 24  
**PASSED:** All in favor.

Ed Hampson gave a presentation on behalf of the garden committee commenting on the potential for wonderful amenities at Long Hill Estates, using our previously undeveloped land.

The potential for hiking trails; cross-country skiing and a putting green are all here and being explored at present.

Ed is generously donating a solar electric fence to protect the garden from wildlife.

Any work which is done to improve the property such as tree cutting, brush clearing etc. must first be approved by the Board.

**MOTION** by Greg, second by Ann: To approve Financial Report as presented by Julie.  
**PASSED:** All in favor.

**Landscaping work:** JW will prep all grass areas destroyed by snow plowing. Those areas will be hydro-seeded; a less expensive and more effective repair job in favor of sod. A proposal to plant Myrtle around the crab apple trees will be discussed with JW. Mulching will be completed before Memorial Day.

**Bills:** Monadnock Congregational Church; Marty Price; Monadnock Disposal.

Budget meeting for owners will take place at the Monadnock Congregational Church on Wednesday, June 11<sup>th</sup> at 7:30pm for the purpose of presenting the 2008-2009 Fiscal Year Budget.

The large white pine by Unit #12 has been cut down to make way for a drainage area to be installed. Discussion followed for plans to replace the remaining white pines which will be removed due to safety concerns. Bids will be sent out for tree removal. Marilyn will send out letters to owners informing them of plans for tree removal.

The process has begun to replace Six to eight street lights which are in need of repair.

Greg has requested painting bids for Buildings 1 and 2. Greg and John Norton will be doing a "walk around" checking Units in need of touch up paint jobs.

There was discussion about painting versus siding and the financial benefits to both.

Units which had leaking problems this winter will be checked out this summer. The problem may not be related to roofing, but interior insulation.

Some garage doors are in need of repair/replacing. Diana will research the cost with Keene Door and Home Depot. A notice will be posted informing Unit owners about the garage door situation. Unit owners are asked to contact Diana if they are interested in purchasing a new door.

#### **Welcome Committee**

The Welcome committee will visit and "welcome" new unit owners in #10 and #19 next week.

**MOTION** by Ann, second by Marilyn: To approve the purchase of 3 six foot tables for the Fall Picnic. The tables will be available for use by all Unit owners.

**PASSED:** All in favor.

#### **Rules Committee**

The Committee will have a special meeting to discuss rules enforcement.

#### **Garden Committee**

The garden has been rototilled for a second time. 3 plots are already in use. 4 are ready to be claimed. 3 lots are still unclaimed and are available for anyone who wishes to have a garden.

A siphon will be installed shortly for watering.

**MOTION** by Greg, second by Ann: To approve \$400.00 for the cost of the siphoning system.

**PASSED:** All in favor.

**MOTION** by Greg, second by Ann: To approve \$220.00 for the cost of spring rototilling.

**PASSED:** All in favor.

**MOTION** by Marilyn, second by Ann: To approve \$1900.00 to come from the working capital for the cost of purchasing and installation of a garden shed to store the tools for the Community Garden.

**PASSED:** All in favor.

Letters relating to the Community garden from Bob and Marty Price were read at the meeting and added to the record.

Greg and Marilyn will install the new speed signs.

It was with regret that the Board accepted George Austermann's letter of resignation as Treasurer. He will step down at the end of June. Marilyn is looking for someone to take his place.

The meeting adjourned at 9:55 pm.

Respectfully submitted,  
Diana Griffin, Clerk

**BOARD MEETING MINUTES**  
**MAY 14, 2008**

Present: All directors, financial administrator and clerk.

Approved: Minutes of 3/6 and 4/24.

Financial Report: Approved Julie's updated figures for 5/2 report.

Paid bills. Trash Disposal figure increased by \$30/month.

Presentation: During a wonderful presentation, Ed Hampson donated a solar-powered electric fence to the association for the garden. He reminded us to be aware of all our property allows us to do in the way of providing amenities that could very possibly increase the value of our units. ... garden, walking/skiing trails, putting green.

Resignation: Accepted with regret George Austermann's resignation as Treasurer.

Costs: Approved \$400 for siphoning water system for garden.

Approved \$1900 for garden tools shed.

Approved \$120 for three six foot tables for association use.

Discussions:

Board approval needed for brush cutting.

Painting bids coming in.

Siding vs. painting.

Hydro-seeding plow damaged areas... NOTICE - owners will need to water.

Replacement of half dozen street lights.

Walk-around by directors and John Norton – list all needs.

Installing new speed limit signs.

Planting myrtle around base of crab apple trees instead of mulch...

Meeting with insulation contractor: especially units with winter leaks.

Two letters from owners read into record.

Not painting rotted wooden garage doors.

Owner letter re: tree cutting asking for ad hoc committee re: white pine removal

Committee reports:

Welcome: Visiting new residents this week with welcome basket.

Next year's yard sale will need new signs.

Garden: Much work and planning on shed, water system, etc. etc.

Rules: Revision of enforcement policy.

*new members  
Cen. Thayer*

Garage Doors: Diana volunteered as contact person for owners needing new garage door. Keene Door/Home Depot contacted for delivered, installed prices. Metal better price and longer lasting. Notice for bulletin board.

BUDGET MEETING FOR OWNERS:

Wednesday, June 11 @ 7:30pm at Monadnock Congregation Church.

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Diana Griffin, Clerk

Long Hill Estates Condominium Association  
Board of Directors Meeting  
Wednesday 5-14-08  
Agenda

final.  
version  
sent  
5/19/08

Review minutes of board meeting(s) for previous meeting(s): (4/24)

Financial Report

Include budget meeting date

President's report

Met with Glen of Allen/Mathewson re: #12 driveway – reported to directors  
Met with Wally Wright re: pine tree removal – sent report to directors  
Asked JW for meeting to sign contract AND fertilization info.  
Contacted Pest Control re: prices – quoted \$1251  
Called and wrote to owners re: data sheets  
Called MDS re: no response to requests  
Acted on owner's requests re: maintenance issues  
Revised condo letter to owners re: selling  
Set up list of items to be discussed by board prior to budget working meeting  
Received a lease for renters of #19 for one year ... but, still up for sale  
Have spoken to electrician (Dick Parks) about a list of any outside lamps in need of repair  
Met with forester Swift Corwin & logger Andrew Roblee re cutting all 33 trees for \$2000  
Asked Tom Weeks (code officer) and Carol Ogilve (Community Relations) for written release from town for cutting in case town had earlier written we should leave them for soil retention as today's circumstances were vastly different ... they refused saying they had found nothing saying that was the case and it was OK with them to take down our trees.  
Wrote ltr to owner re no lengthy street parking  
Answered several calls and e-mails from owners re complaints and questions  
Sent form ltr to owner re selling unit  
Met with second forester re: red pines above bldg nine ... healthy

Discussed drain  
area @ 12 to SW  
Discussed bid  
for ALL pines to SW

Dan's boat?

Maintenance issues:

Walk around schedule with John Norton  
Discuss all present maintenance forms processing  
All future forms numbered (in box at mail kiosk)  
Painting bids – ~~standing~~ bids  
Status of gas line locations  
Replacing street lights (6-8) (10) \$42.44 45/hr 1/2/light ? @ #12

Committee reports:

Welcome: (update on 5/3 yard sale) *Ann Thayer*  
Garden: info from Dave Clark?  
Costs thus far?  
Rules – (need revision of enforcement of rules and regulations policy asap)  
Adding: no open fire policy, update speed mph, day-time street parking, etc.

Decisions:

Has John deducted the \$300 from another bill? (as we pd half directly to #18)  
Installing speed signs  
Irrigation work for garden  
Trees 1) #12 pine and 2) 33 pine above bldg 9  
White pines around buildings – 11-12  
OK Budget – set up owner's meeting

08-09 Budget figures

*Estimates*

*Julie*

Owner Base Monthly 104005 =240.75 or 241

Accounting	2400
Insurance	10,600
Legal Fees	2000
Consul	0 (we'd use legal if needed)
Misc	600
Office Supp	185
Postage	150
Taxes	100

Painting	18000
Pest Control	1215
Repairs/Adm	4320
Repairs/labor	3500
Repairs/reim	0
Repairs/Mater	2000

Capital Replace 15120

*35*

Fert	1800
Irrig	2000
Mowing	7500
Spr Clean	2750
Bed Maint	4100
Pruning	1150
Fall Clean	1540

Plow/Sand/Shov	12000
Other Winter	4500

Elect	725
Trash	3750
Water	2000

*Russelyn*

**brittons**

**From:** JACKSON COX [dubs\_shrubs\_landscaping@yahoo.com]  
**Sent:** Monday, April 21, 2008 9:08 AM  
**To:** brittons  
**Subject:** Re: Long Hill Est

We will pick up the heavy stuff from town road, Today we are pulling mulch from beds and then we will dethatch and blow off lawns. at that point we will be looking to fix plow damage and start mulching  
 I have read contract once but I will read again tonight and let you know tomorrow  
 I have not heard from James I will call him today  
 We will get the area were turkeys are this week and I'll get you a bill  
 as far as irrigation heads the ones you have are probably no good I'm going to let them know when the meters are in and they will come and open the system  
 I hope that answers all that you wanted

thanks JW

**brittons** <[brittons@worldpath.com](mailto:brittons@worldpath.com)> wrote:

JW...

First I want to say thank you for a good spring clean-up. Couldn't believe the snow went so fast so you could get this much done by now.

Questions:

- 1) I'm thinking the one spot on the main road still with lots of sand etc. that came from our property is waiting until you can clear out from under the clump of trees by the mail box building. Am I right? I don't mind leaving a bit of sand for the town like it is above there, but this spot is too much, and I figured I'd ask if this is the reason.
- 2) Is replacing the dug up places next? Let me know when you are going to put down the sod and seed ... and I'll put up a notice that owners must water... but I need to have you tell me how much and how often. Do you cover the seed with hay so the birds won't get it? If so, tell me how long that should stay there in case owners start taking it up too early.
- 3) Have you found out which one of the four fertilizations that Stacy would say is the best one to leave out? We need to cut back some if it won't damage the whole program.
- 4) Are you ready to get the contract back to me?
- 5) I have some broken heads from the irrigation system on my porch ... one came from across the street and one from in front of #10. Are you going to look for more before we have the irrigation co come out, or does all that get done after they turn it on? Obviously, we don't need it yet... just asking.
- 6) And last for now, have you done your work behind #8 from all the turkey feeding that went on? I want that looking like the rest of the property and I'm giving her the bill you give me. I also need to know when you do it so I can tell her NO MORE FEED ON THE GRASS.

Marilyn

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4/27/2008



**brittons**

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**From:** brittons [brittons@worldpath.com]  
**Sent:** Friday, April 25, 2008 9:57 AM  
**To:** 'JACKSON COX'  
**Subject:** Approved expenditures and Questions

JW,

The board has approved the \$350 for the 8'-10' crabapple tree at units 35/36.

And we approved the \$220 roto-tilling of the garden ... I believe to be done today (Fri the 25<sup>th</sup>).

1) I have a question in regards to the large pine @ unit #12.

Are you able to fell this tree? Does your insurance cover this activity? If so, what would you charge for this and taking out the stump? This would have to be done carefully as we don't know if there are any gas lines or the like underground there.

We'd need to discuss this whole procedure before going ahead with it.

2) As I didn't see you yesterday, I asked a couple of your crew if you'd given them directions about raking around and under the trees at the mail building as that still hasn't been done and it is so visible to all. They were going to ask you.

3) We also have to finish the contract work.

Do we have anything more hanging out there????????//

Marilyn

Yes For question (1)  
Grains (2)  
Retention pond (3)

4/27/2008

**brittons**

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**From:** JACKSON COX [dubs\_shrubs\_landscaping@yahoo.com]  
**Sent:** Sunday, April 27, 2008 11:13 AM  
**To:** brittons  
**Subject:** Re: Approved expenditures and Questions

i'm not insured to do big take downs like that but I have a guy I use for that i'll see if I can get a price from him early this week if you want  
I will take care of that sand by mail house on monday as long as it don't rain in am  
I can't think of anything else at this time

thanks  
JW

*brittons <brittons@worldpath.com> wrote:*

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Be a better friend, newshound, and know-it-all with Yahoo! Mobile. [Try it now.](#)

4/27/2008

**brittons**

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**From:** sonnetrnr@earthlink.net  
**Sent:** Saturday, May 10, 2008 10:38 PM  
**To:** brittons  
**Cc:** lawncottage  
**Subject:** channeling

Hi Marilyn,

I've talked with Dave about all these items, and a few more for good measure.

### **1) Irrigation options:**

a. In an ideal world, we'd dig a proper well and install a hand pump. Our estimate for this is \$750. I believe Dave showed you the place we have in mind, on the road just beyond the shed. JW would dig the well with his back-hoe. Dave has offered to build a platform over the well (volunteer labor). This is the garden committee's first choice. It offers maximum convenience and long-term benefit. It will look good, and it will say to anyone who's considering buying here, "we're serious about this garden."

b. If economy is our top concern, we'd pay about \$150 for 300 feet of hose, or flexible poly tubing. There's a natural pond-like area in the meadow above the garden. We'd fill the pipe there, create a siphon, and drag the pipe down through trees to garden level. We'd submerge the upper end in the pond (digging a hole to make sure there's enough water to keep the siphon fed, and anchoring the intake end of the pipe with stones). We'd put a trigger fixture on the lower end, with automatic shut-off. People could fill their buckets and watering cans at the lower end of the pipe, which would probably come out near the stand of birches, in the middle of the garden field. In the fall we'd drain the pipe completely. It could be left outdoors all winter, either rolled up or extended. If the fields are brush-mowed, the mower needs to be careful, not cut a hole in the poly tubing. Before each garden season, the pipe would need to be gathered up and resubmerged in the pond, to recreate the siphon. I think that flexible poly tubing would last about five years before needing to be replaced.

### **2) Clearing away brush:**

Dave has now heard about this from both Greg and myself. He's aware of the brush piles, and plans to get them cleared as soon as he can. The brush won't be visible when he's through. He reminds us he's volunteering his labor, and he can't do it all in one day. He says you're welcome to call him about this, Marilyn.

### **3) The garden shed:**

Our next step should be to vote to have check drawn for \$1900, made out to George Agway. George knows about the conversations Dave has had with the sales rep at PWI. PWI has agreed to do all the repairs, including replacing the siding that Dave describes as "dented." George promises to hold onto our check until he sees all the repairs done. Then he will pay PWI, and they will deliver the shed to us. If they fail to follow through with the siding repair, George will inform us and we will renegotiate the price accordingly.

### **4) Also, for good measure:**

a. Dave would like to clear away some "lesser" trees that are crowding one particular sugar maple -- a large, mature one with a beautiful shape. He wants to give it more room, and make it more visible. I reminded him he has to put any tree-cutting ideas before the board and get our approval. I suggested

5/12/2008

putting a ribbon around that sugar maple, so everyone can take a look at the area ahead of time.

b. He also says it's a shame to put bark mulch around the trees in front of our units. He recommends planting myrtle instead, since it's an excellent ground cover. It has beautiful dark-green foliage, and it's a perennial. If JW plants myrtle around those trees, we'll pay for it once, and then it will renew itself. Whereas mulch has to be redone every year -- money we don't need to spend. (I forgot to ask Dave if myrtle is drought-resistant, or if we'd have to keep it watered. I'll try to find out.)

c. While I'm channeling Dave Clarke, here's one more thing: he points out that the "baby" pines that are growing nicely on the south slope of Long Hill Road, to the right as you leave the campus, are a terrible idea. When they get taller they'll cast shade down that slope, especially in winter when the sun is to the south, and we'll have ice on the road from November to May. Trees aren't needed, in Dave's opinion, to hold that slope. It's a well-built, shallow slope, not in danger of washing out. While the pines are small, he says, they should be brush-mowed. If they're cut fairly close to the ground, they won't regenerate. I think we should discuss this. Obviously it needs to be carefully considered, by the whole association if necessary, because it means ... aaagh ... cutting trees! But I'm afraid he's right.

Roger wilco, over and out,  
Ann

Ann Lammers -- Southern New Hampshire  
[sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net)

— Original Message —

**From:** [brittons](#)  
**To:** [sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net)  
**Cc:** [Greg Lawn](#)  
**Sent:** 5/10/2008 5:50:46 PM  
**Subject:** RE: Wed 5-14 meeting agenda

- 1) Yes you did break down the costs □ I've just gone back and read them again □ but my concern is which is the easiest and most useful method for now □ and obviously least costly?
- 2) Dave spoke of just bringing this brush into the woods and leaving it □ I'm not sure I like that idea □ He's got quite a lot of it in many spots. Maybe I'm finding a problem where there isn't one because I'm not sure what woods he meant. He even said he planned to leave all that brush behind where the shed will be □ that will look quite messy □ at least to me. I want it ALLLLLLL picked up.
- 3) Just in case fixing the siding was in the first conversation, let's see what comes in the next couple of days □ otherwise at our meeting I'd say we accept this offer □ unless you feel the siding is an issue, I haven't seen these dents.

Marilyn

**From:** [sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net) [mailto:[sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net)]  
**Sent:** Saturday, May 10, 2008 3:44 PM  
**To:** [brittons](#)  
**Subject:** RE: Wed 5-14 meeting agenda

- 1) I'll ask Dave to help me write down our irrigation proposals. By the way, I did break down those costs earlier, in writing. Should I be clearer this time which solution we're recommending,

5/12/2008

and why?

2) I'll tell him it's time to dispose of any brush that's lying around, and that Dave Poirier should take charge of his firewood ASAP.

3) What you suggest about being "aggressive" with PWI only works if they decide to call us back. We already had an agreed price. Now Dave is bargaining with them about the dented siding. I imagine they're holding back, waiting us out.

To move forward without further delay: I could call up the PWI sales rep and confirm, "We agree to pay \$1900, and we accept your offer to repair the corners, as discussed." Then I could take a check for \$1900 to Agway. PWI would then deliver the shed, repair the corners, and set it up for us.

This wouldn't save us any more money. But it's businesslike, and I think it would get the job done. Is this what you'd like to do?

Ann

Ann Lammers -- Southern New Hampshire  
[sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net)

----- Original Message -----

**From:** [brittons](mailto:brittons)

**To:** [sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net)

**Cc:** [lawncottage@comcast.net](mailto:lawncottage@comcast.net); [Greg Lawn](#)

**Sent:** 5/10/2008 12:04:17 PM

**Subject:** RE: Wed 5-14 meeting agenda

WELCOME HOME STRANGER YOU'VE MISSED ALL KINDS OF FUN IT'LL BE NICE TO HAVE THE FULL COMPLIMENT OF FEET IN THE POT FOR THE NEXT ROUND. ☺

We'll hold the meeting at #16 that way I can be near Carl just in case We'll use the sunroom IF it's nice, otherwise the den. I'll post a brief notice and ask any owners to notify us if they plan on attending.

I'm sorry Dave cannot make it he knew that we wanted some detailed info on any irrigation plan (well, barrel, hose, or whatever). So that's what you need to get from him Annin writing. Whether we pay, or owners pay, we need to know what is being planned and approve or ask for changes or ask them to wait. Because we haven't discussed any irrigation plan or fencing plan

On trees that have been cut I want Dave to know that we want them all picked up and thrown away except for the firewood that Dave Poirier wants especially since we did not ask to have any of this done and I want it done soon I'm tired of looking at brush piles.

5/12/2008

I don't think we should wait for PWI. I think history with them shows we have to be aggressive. We need an answer so we'll know what to do.

Ta for now,  
Maril

---

**From:** sonnetmr@earthlink.net [mailto:sonnetmr@earthlink.net]  
**Sent:** Saturday, May 10, 2008 10:41 AM  
**To:** brittons  
**Cc:** lawncottage  
**Subject:** Wed 5-14 meeting agenda

Hi Marilyn and Greg,

In the agenda, under Garden Committee -- Dave Clarke probably cannot be with us on the 14th. He says he'll be out of town then. I plan to collect information from him (and from owners who are currently using the garden), on the following:

1) How many trees have been cut down to date, garden-related or otherwise?  
 (Is this something we need to address in detail? I gather it's an issue for some in the community.)

2) Update about the garden shed.  
 (As of now, Dave tells me, he's waiting for word from PWI about whether they'll replace some vinyl siding. They've promised to repair the four damaged corners. He wants them to lower the shed price even further, or else replace the dented siding. Between you and me, I'd just as soon pay the stated price, \$1,900, and get the shed delivered.)

3) Current use of the garden by owners. (Some folks are already tending garden plots.)

4) Irrigation: how are our pioneer gardeners managing? Is the current arrangement (if any) working for them? What's the minimum they need to keep their gardens going?

What else do we need from Dave? I'll try to pull everything together and present it concisely.

Ann

Ann Lammers -- Southern New Hampshire  
[sonnetmr@earthlink.net](mailto:sonnetmr@earthlink.net)

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----- Original Message -----

**From:** brittons  
**To:** sonnetmr@earthlink.net; Greg Lawn  
**Cc:** lawncottage@comcast.net; Clattenburg, Julie; Diana  
**Sent:** 5/9/2008 6:16:01 PM  
**Subject:** this is the final version of the Wed 5-14 meeting agenda

We still have not decided where to meet that I know of but you are welcome to come here. I just need to post a brief notice of the meeting.

**brittons**

**From:** sonnetrmr@earthlink.net  
**Sent:** Wednesday, May 14, 2008 12:54 AM  
**To:** brittons@worldpath.com; lawncottage  
**Subject:** garden costs, update

Marilyn and Greg,

In my earlier note I accidentally omitted one of the costs of creating a siphon irrigation system. JW's charge for digging out the pond with his backhoe would probably be \$220. My earlier description of the system also contained inaccuracies. Here's a more accurate update:

**1) Siphon system:** We'd buy 300 feet of flexible poly tubing, for about \$150. There's a natural pond-like area in the meadow above the garden, which we'd deepen to about three feet, to make sure there's enough water to keep the siphon fed. We start the pipe there and lay it downhill to reach the garden level. To create the siphon, we fill it with water, submerging the upper end in the pond (with a mesh filter over the intake). We'd anchor the intake end under water, using rocks.

We'd attach a coupling to the lower end of the pipe, and install a trigger handle with automatic shut-off. People could fill their buckets and watering cans at the lower end, near the stand of birches. In the fall we'd drain the pipe. It could be left outdoors all winter. Before each gardening season, the pipe would need to be refilled, and the upper end resubmerged in the pond. Flexible poly tubing should last indefinitely. When the lower and upper fields are brush-mowed, once a year, the mower needs to be careful not to cut the pipe.

Cost of backhoe, digging three-foot hole, about \$220.

Cost of 300 feet of poly tubing: about \$150.

Cost of coupling and trigger shut-off: about \$30.

**Total cost: about \$400.**

**2) Electric fence:** Ed Hampson has researched the various kinds of deer fencing available. He has priced the materials needed to build a solar-powered electric fence. The materials, if bought at Agway, would come to roughly \$500. We would do the installation ourselves. Since the expected life of such a fence is 20 years or more, I'm hoping that the board will treat it as a capital improvement.

Alternatively, I'll ask the board to permit the "pioneer gardeners" to buy this fencing and install it. Each of the current gardening units would need to contribute about \$75. With board permission, we'd put the two garden donations we've already received toward these costs. Then one unit would only owe an additional \$50, and another \$55.

Sorry for so much detail at the last minute. I'll bring copies of this to the meeting.  
 Ann

Ann Lammers -- Southern New Hampshire  
[sonnetrmr@earthlink.net](mailto:sonnetrmr@earthlink.net)

5/14/2008

97,200

\$108690  
\$252/mo

104005

102190  
237.99  
240

✓	Acct	2400	5.56	
✓	? Ins	12000	27.82	(10,600)
✓	Legal	2000	4.64	1500
✓	? Consult	1000	2.32	500
✓	Miscel	600	1.39	500
✓	Off Supp	200	.46	(185)
✓	Post	150	.35	
✓	Taxes	100	.23	
			42.77	

✓	Paint	18000	41.73	
✓	? Pest	1125	2.61	(12.15)
✓	Repair - Adm	4320	10.02	
✓	Repair - Labor	4500	10.43	(3500)
✓	Repair - Material	2000	4.64	
			69.43	

320  
x12  
3840  
300  
413

Cap Replace 17280 40.06 15120(35) 16416(38) (15/20)

✓	Fert	1600	3.71	(1829?) (1800)
✓	? Irrig	500	1.16	(2000)
✓	Mow	7500	17.39	
✓	Spr clean	2750	6.38	
✓	Beel maint	4000	9.27	(4100)
✓	Prun	1150	2.67	
✓	Fall clean	1540	3.57	
			44.15	

✓	Blow Sand	13000	30.14	12,000 (12000)
✓	Other winter	4500	10.43	3000
			40.57	

✓	Elec	725	1.68	
✓	Trash	3750	8.69	
✓	Water	2000	4.64	
			15.01	

251.99