

**Long Hill Estates  
President's Letter to Unit Owners  
May 2, 2012**

Having almost completed my first year as Board member and President I want to express my appreciation to our community and to certain individuals who have helped to make Long Hill a working, supportive and attractive place to live. LHE has been a great home for me and my children.

**Thank you to:**

**Marcia Pettee**, who filled in this year on the Board. She never said a "no" to any assignment or obligation that needed to be fulfilled. Marcia's term will end this June. Thank you for your service Marcia.

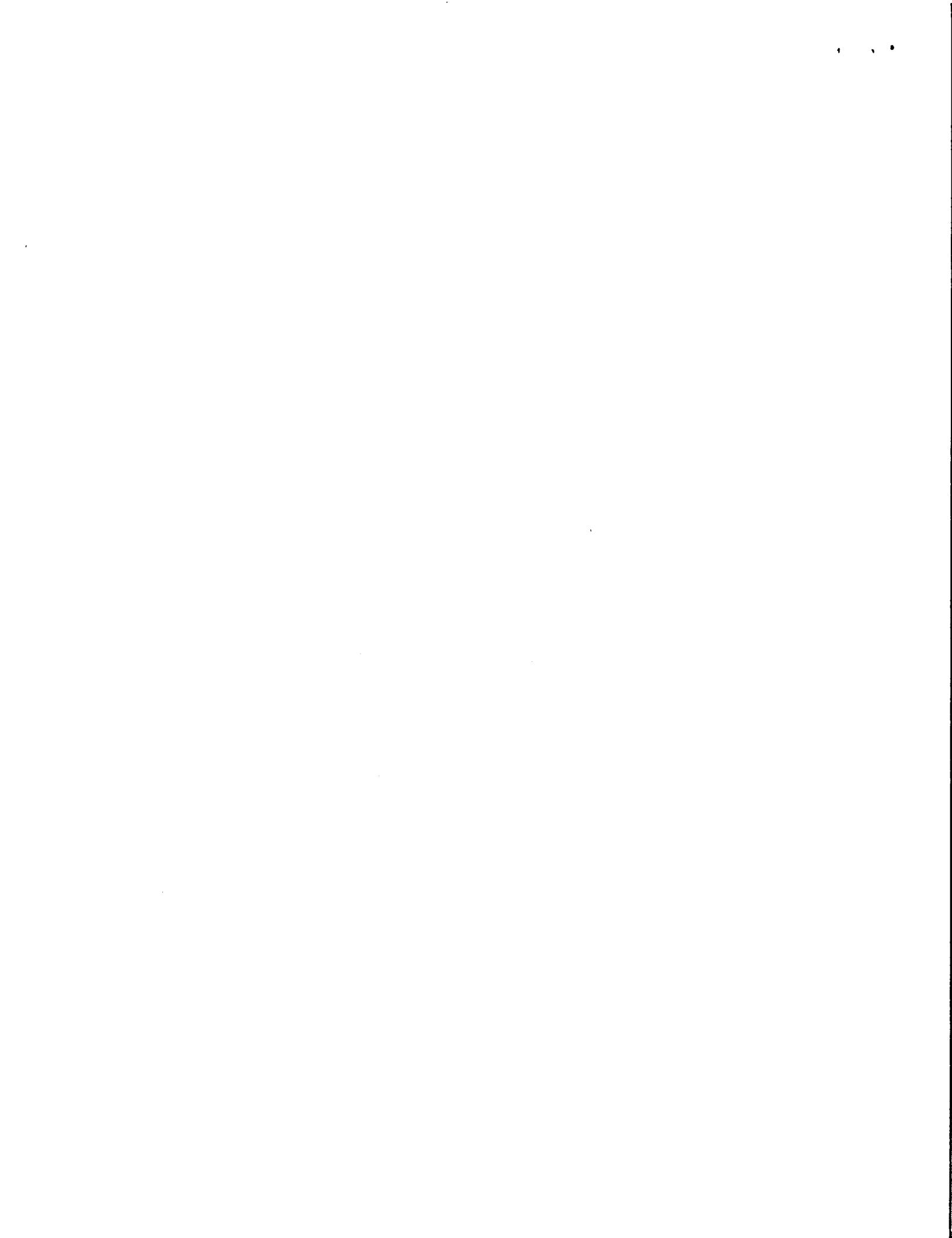
**Faith Hanson**, and her Herculean efforts in managing the garden, general landscaping needs, and keeping LHE beautiful and welcoming. A number of realtors have remarked how pretty it is up here, and how different it feels from other condo properties in the area. Faith, you're awesome!

**Midge Gibbons**, who served as LHE Secretary and helped to keep me on track at Board meetings. While Midge stepped down from her role this winter, she continues to operate behind the scenes supporting the Board in taking notes at "walk-arounds" and guiding us in the proper organization of key documents. Thank you Midge.

**Nancy Clarke**, who took up the Secretary role from Midge at mid-year. Thank you for your counsel, enthusiasm and unwavering support for the Board (and me personally) on all kinds of tasks, from insurance research to stuffing envelopes. I don't know what I would have done without you.

**Marilyn Britton**, who was always there for me when I had a question on rules or history. No matter the query, or the request to pick up a delegated task, Marilyn was supportive, positive and helpful. Marilyn, your consistent responsiveness and delivery on your commitments is well appreciated.

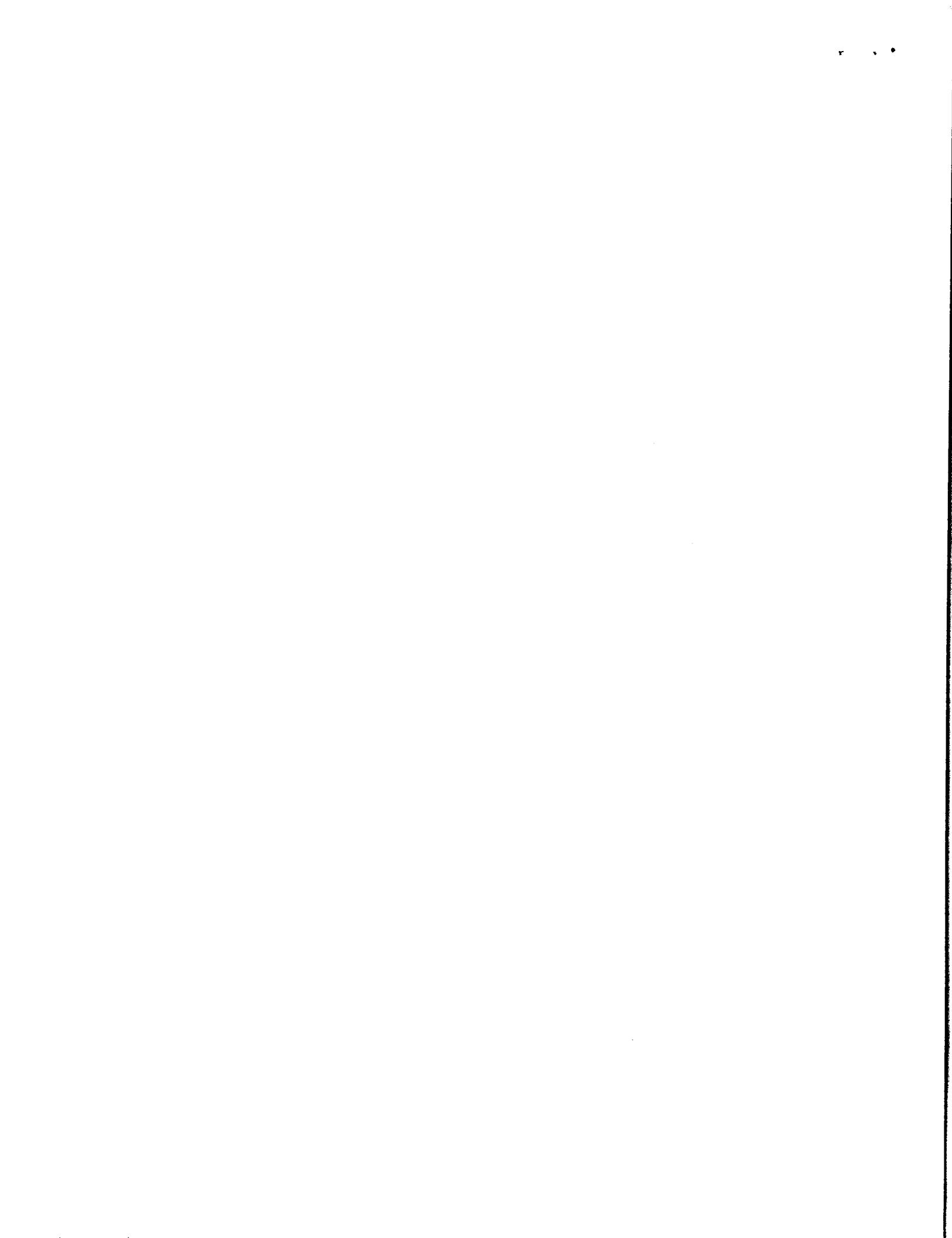
**Audrey Carvalho**, who generously offered to be a catalyst for building our community with movie nights, croquet and progressive dinners. In order for LHE to function as it needs to, we need to be more than just "rules and budgets." Audrey (and others) understand this and she has acted as a catalyst to create and support a feel of community here. Thanks much Audrey.



**Julie Clattenburg, who is stepping down as our Treasurer to devote herself to a full-time job. For six years Julie has managed our finances and kept us on track by carefully managing our bookkeeping. This is a big and important role at LHE and Julie always performed it with exactitude and a smile on her face. Thank you so much for what you've done for us Julie. We are indebted to you.**

**For the Association as a whole, here is a summary of the past year's key accomplishments and activities, many of which would not have happened without the volunteer effort of our residents.**

- Sonya LeClair negotiated a 30% decrease in quoted price for propane from Allen & Mathewson.
- Marilyn digitized our Declaration and By-Laws, and Residents Handbook.
- Faith, Marcia & Audrey carefully updated each unit's key data (ownership, addresses if different than LHE, emergency contacts, email addresses and much more). They are now digitized and filed electronically.
- We have email addresses for most unit owners and residents and now communicate more quickly and thoroughly.
- A rules change now allows bicycle riding on our land. This makes LHE more attractive to a broader range of buyers (families with children).
- Unit #27 was foreclosed. Our attorney has filed a lien on assessments due the Association (approx.. \$6,000, of which \$1,200 are legal fees)
- Marcia, Dianna Griffin and Carle Partridge have agreed, at their own expense, to transform the shrub beds at the sides of their garages into flower gardens. Thank you ladies. I can't wait to see how your gardening projects turn out.
- Buildings 8 & 9 were painted in full.
- Doug Payne began his service as our maintenance man and I have heard nothing but compliments and appreciation of his work. Thank you Nancy for finding this treasure!
- Along with Mark Cassidy (roof expert), Doug repaired our roofs and chronic leaks. The back-log of roof problems have been fixed and Doug is on top of roof problems as they occur.

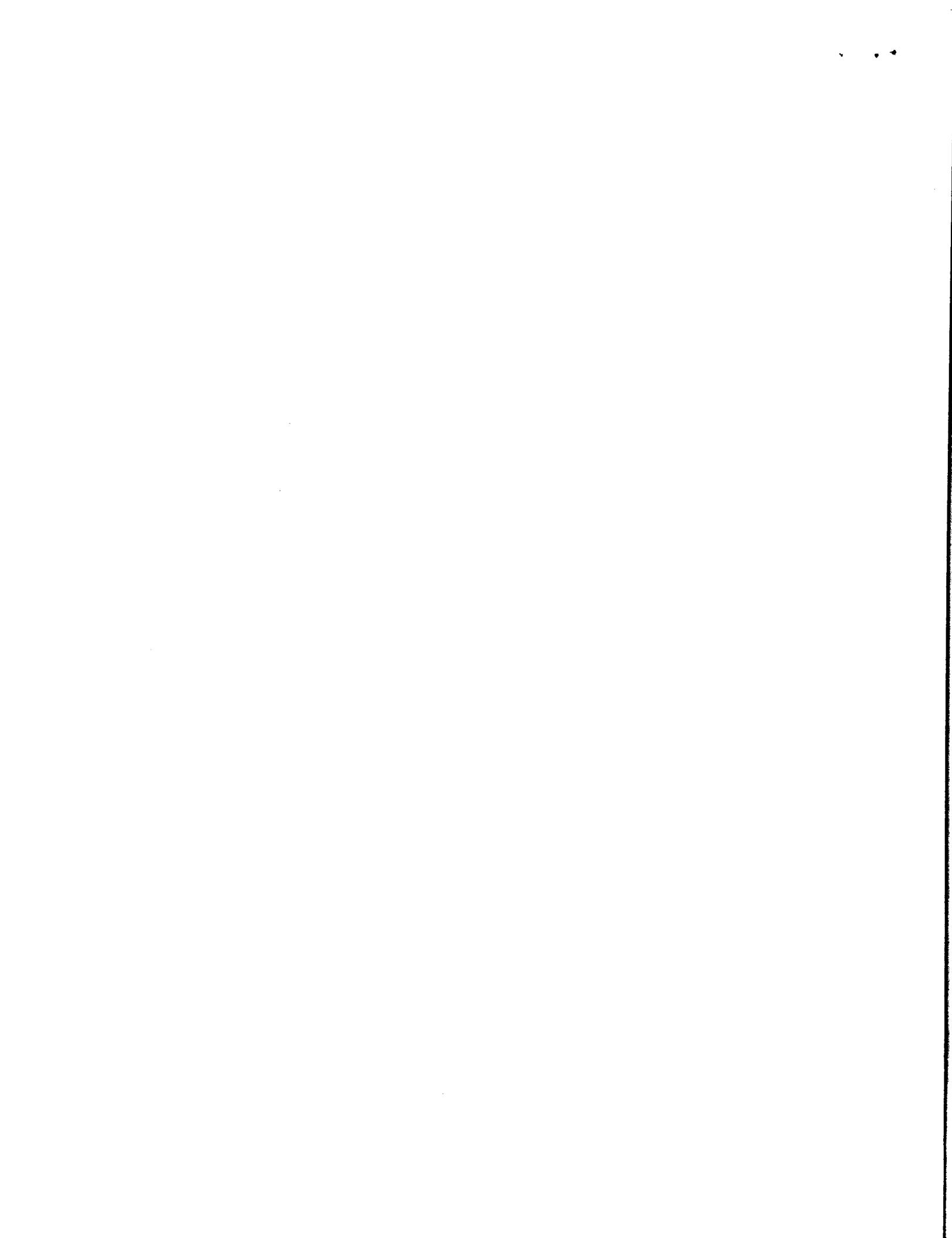


- Our irrigation system was repaired, thus ending the water leak. Here's the history on the decision to repair:
  - At last year's Annual Meeting, a majority of owners were in favor of discontinuing irrigation in order to save money on water use, the cost of the irrigation contractor's annual fees, and the cost of the repair of the system.
  - The water was turned off and irrigation ceased.
  - After 6 weeks on the job, I had three complaints of weeds taking over.
  - I learned that James Stacy, our "weed and feed" contractor, won't do treatments without irrigated lawns.
  - I also checked with Rain Maker (our irrigation contractor) about the long-term effect of not repairing the broken system.
  - Rain Maker said that the system will decay if not maintained and used.
  - JW, our landscape contractor, confirmed what Rain Maker said about the future of our system.
  - Being concerned about protecting our investment in the irrigation system, plus a concern over weeds, I argued for the repair of the system and the Board so approved it.
  - The cost of the repair was \$3,000. Apparently it should have cost \$4,000 but Rain Maker under-quoted the price and was kind enough to stick with the original quote.

- Nancy Clarke facilitated a three-year renewal of our Master Insurance Policy with CAU.
  - Cost is 25% more than last renewal.
  - The increase in cost is due to two claims in 2010 (one fire damage, one water damage), and the increase in value of our buildings from \$7,300,000 to \$8,494,200 since last renewal (replacement cost).

### **Looking towards our July 2012 – June 2013 Fiscal Year:**

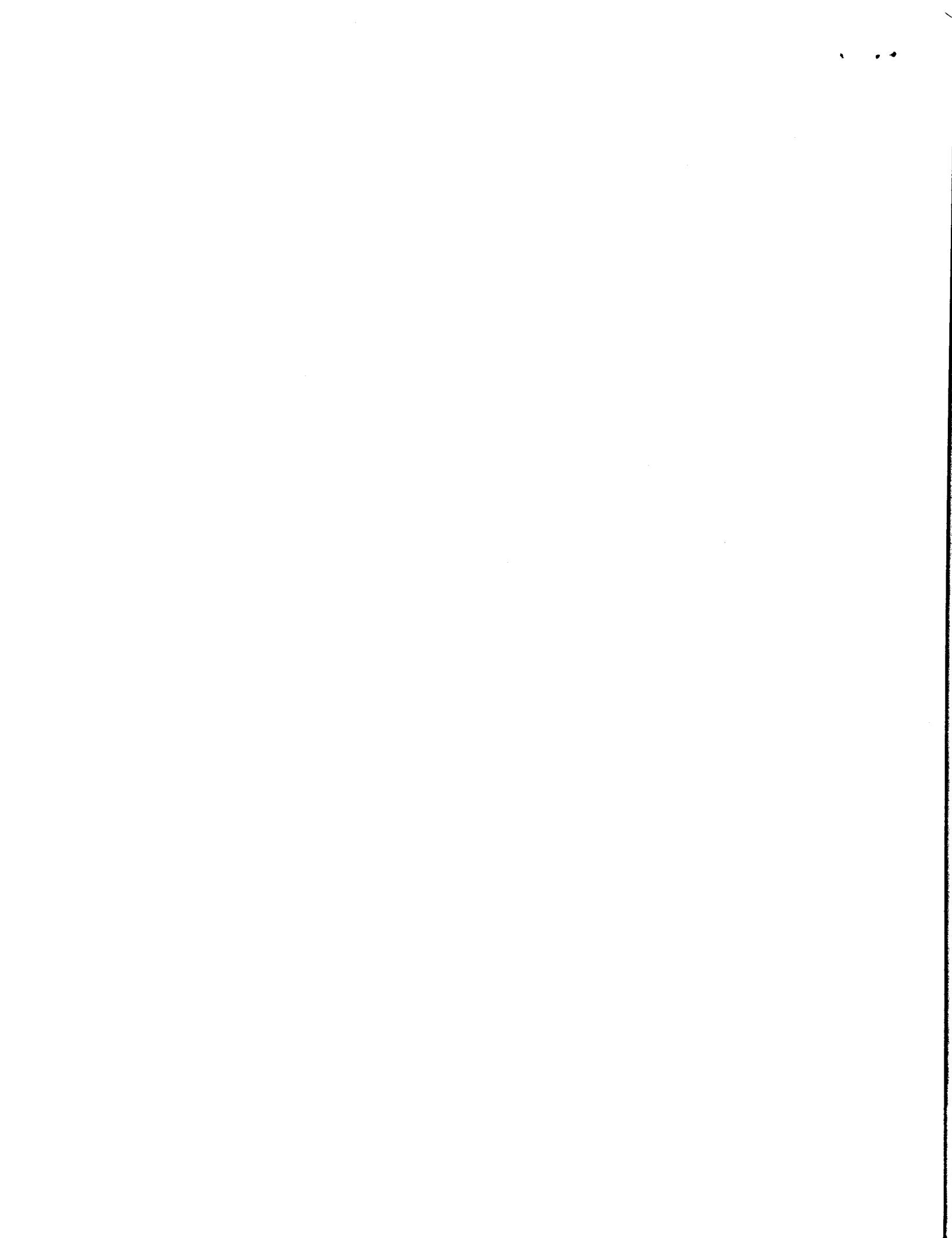
- Mark Cassidy will be inspecting all roofs and doing light repairs each spring at an estimated cost of \$105/building, or \$945/yr. This is a new annual cost to the Association and it is expected to help extend the life of our roofs.
- Matt Harwood, our painter, will paint all of building #2 (units #5-#8); half of building #1 (units #1-#4); and half of building #4 (units #13-#16). He will also paint all our red doors and all garage doors.
- Doug will do repairs and paint touch ups to other buildings as needed around the property.
- Marilyn Britton has volunteered to serve as our new Treasurer/Bookkeeper. I will nominate her to this position at the Board's organizational meeting that follows soon after the Annual Meeting. Thanks for stepping up Marilyn!



- Regarding our Capital Replacement account (cash savings as a reserve for repairs and replacements of roofs, sidings, roads, etc.)
  - o July 1, 2011 balance was \$34,289.83
  - o April 25, 2012 balance was \$21,802.31
  - o This is a 36% decrease in our cash reserves, in one year, and due mostly to roof repair costs.
  - o This Spring, two realtors remarked that our current balance is dangerously low, and detracts from the value of a unit for sale,
  - o Our current state of cash on hand, and the amount we currently allocate from our monthly fees to cash reserves will likely be insufficient to cover big, capital expenses over the next 2 years. Our roofs, roads and sidings will naturally require repair/replacements over the years to come.
  - o To address this problem, we need to beef up our Capital Replacement account. The Board discussed this at length and our recommendation is reflected in the 2012-13 budget.

Thank you all for the time and effort you've put into making this a great place to live. I look forward to seeing you at our May 30<sup>th</sup> meeting.

Sincerely,  
Allen Hollander, President  
Long Hill Estates



- **Key Highlights of 18 Long Hill**

- **Hybrid Heat Pump/ 96% Efficiency LP Furnace are saving around 30% in total energy during the heating season, more than enough to pay for the condo fees during those months.**  
**Heat pump is set to run when the outside temperature is 35 degrees or greater.**
- **All basement duct work replaced to more efficient size/insulated.**
- **High efficiency HEPA filter system installed in the heating/cooling system, cleaning the air as needed.**
- **All carpets replaced with wood floors, which are nailed. There was no use of glue in the flooring which out gasses and can create health issues.**
- **Unit recently painted and a built in Microwave installed.**
- **Attic Insulation and Bonus room insulation contribute to increased energy savings during the heating and cooling seasons.**
- **Dehumidifier in crawl space keeps RH less than 40%.**
- **Provision for emergency generator with the installed transfer switch.**
- **Hard wired Smoke Detector added to garage.**
- **Toilets replaced with low water usage units.**
- **Dryer converted to LP, saving about \$30 per month in energy charges.**
- **Hot Water Tank replaced around 2004**
- **Bathroom and Kitchen floor replaced 2010**
- **Entire unit Painted in 2011 (except for both upstairs bedrooms and bath)**
- **Community Garden Space**

