

**Long Hill Estates Unit Owners' Association
President's Report for 1993
February 28, 1994**

The goals of your Board of Directors were:

- 1.) To fulfill the numerous responsibilities that comprise the efficient and effective running of the Unit Owner's Association.
- 2.) To negotiate and maintain cost effective service contracts for the upkeep of the common area buildings and grounds, so that our environment is healthy, safe, and attractive.

In spite of our efforts to control costs, the weather didn't cooperate. These last two winters have been perfect for skiing but not so great for the budget. Likewise our plants have been growing and doing very well. As a result the need for weeding last summer was high. We had planned to replant the beds in front of the units to allow for more room, but the budget simply wouldn't allow. This will be an important project for this coming spring and summer. While it was not a pleasant decision, the Board felt it was absolutely necessary to increase the monthly fee to \$100. We have kept the increase to a minimum, yet hope that it will be enough additional income to help us provide the necessary services.

We could no longer put off the need for exterior painting. We are very pleased with the contractor we have chosen and are looking forward to our "new look" this summer. We appreciate the cooperation of all the owners in prompt payment of the special assessment (and condominium fees) and are pleased, as we are sure you all are, that April 1st will see the last payment of this special assessment. Contributing to this new look will be a finish coat of macadam on the road between the units and our driveways this summer. The Lisle Fezzette Revocable Trust will be putting a base coat of macadam on the road that goes up the hill behind the unit sites to provide access for construction vehicles to unfinished units. This will protect the finish coat from the heavy vehicle traffic. Richard Davenport (unit #5) has spent 30 years in the paving business and he will be informally monitoring the subcontracting of this work and keeping us apprised of his thoughts on the quality of the work. Thank you, Dick.

Thirdly, we will see the installation of a tennis court at the Eastern most point of the "field" area. We have successfully gained permission of the Peterborough Planning Board to move the court 100 feet to the South so that it will be more protected from the wind, and out of the way of the view of the mountains for most units. The remainder of the field will be planted with grass seed of a type yet to be finalized. We are trying to find a seed that requires low maintenance and that will provide a comfortable recreation area. We are hoping that someone will chair a committee to plant flowers and landscape around the field and tennis court.

The Board has worked hard this year in gathering information from owners that we are legally or contractually bound to possess. Documentation of cleaning of the furnaces and insurance coverage has been received from most owners. Names of the institutions that hold mortgages, copies of leases, and names of or number of people living in each unit are conspicuously absent. As a result we will have to pursue legal advice as to what steps we must take to protect the Association from liability.

This year the activities of the President consumed approximately 375 hours. This time was spent in the following manner:

** Numerous letters and phone calls to resolve the insurance payments for the furnace blow back incidents in units #1 and #11.

** Letters to and discussion with the Trustees of the Lisle Fezzette Revocable Trust and Woodmaster about paving the unit road and driveways with a finish coat.

- ** Applying to and appearing before the Peterborough Planning Board for approval to move the tennis court location 100 feet to the South.
- ** Contract negotiation for spring clean-up, spring repair of the irrigation system, and landscaping
- ** Contract negotiation for spring sweeping of the roads and driveways.
- ** Periodic consultation and evaluations with "On The Mark" regarding landscaping.
- ** Weeding and edging of parts of the berm to the East of the units and the "rock garden" on the Northeast corner.
- ** Contract negotiation for snow removal and ice control.
- ** Responding to complaints regarding trash disposal, parking on the street, quality of landscaping
- ** Rearranging and compacting of the trash in the dumpster to make room for overflow.
- ** Periodic discussions and evaluations with "On The Mark" regarding snow removal and ice control.
- ** Typing, copying and delivery of letters, President's Report, annual meeting agenda to owners.
- ** Attempting to gather, and organize information from owners about furnace cleaning, mortgages, insurance coverage, and number of persons living in each unit.
- ** Purchase and replacement of approximately 50 light bulbs in common areas.
- ** Signing of bills for services forwarding to the Treasurer for payment.
- ** Scheduling, preparation and presiding over several meetings of the Board and Officers, and annual meeting of the Owners' Association.

We ran the Association on as tight a budget this year as we could, opting to purchase only minimal services for landscaping. We had gone beyond the ability to wait for owners and renters ("residents") to gather into a group to tackle the weeding and edging problems. Several owners did considerable on common areas around their own unit and throughout the complex over the year. This saved us money while improving our appearance. Thank you to Eleanor Webber, Hazel Hafeli, Helen Sansevieri, and especially Bob MacNevin for all your contributions this year.

The Board continues to feel that it will be important to establish a Committee that would be responsible for recommending changes and additions to the common area grounds along with determining estimated costs. Our attempt at this last year did not work. Please consider taking an active role by chairing such a committee.

With that in mind, I offer the following as goals for 1994.

- 1.) Establishing a Landscaping Committee, that would be directly responsible to the Board, for the purposes of:
 - a.) Coordinating with Woodmaster and the Board for the design and planting of the field area and landscaping around the tennis court
 - b.) Enlisting the contributions of time and energy from residents to work on the landscaping of common areas.
 - c.) Working with the landscaper contracted by the Board to enhance the quality of services in maintenance of the grounds.
 - d.) Developing policies and procedures for the care and use of the tennis court.

In closing I would like to thank Katy Forry, and Bob MacNevin, for your work as Directors this year and both Hazel Hafeli and Eleanor Webber have worked very hard in their positions as officers this year. Thank You !

Respectfully submitted,