



HIGHLAND COLONY HOMEOWNERS ASSOCIATION

35TH ANNUAL MEETING

SATURDAY, JUNE 20, 2026

10:00 AM

**HIGHLAND COLONY CLUBHOUSE
MT. PROSPECT ROAD**

Highland Colony Annual Meeting

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❧ HIGHLAND COLONY HOMEOWNERS ASSOCIATION ❧

Annual Meeting
Saturday, June 20th 2026 - 10:00AM – Clubhouse

AGENDA

I. Call to Order – Kate Newell-Coupe

II. Approval of the Minutes

The minutes of the 2025 Homeowners Association Annual Meeting have been posted on the website. Approval to accept the minutes will be voted on.

1. The minutes of all Board of Directors meetings have been approved by vote at a meeting of the board and posted to the website.

<https://www.thehighlandcolony.com>

III. Reports

- a. President – Kate Newell-Coupe
- b. Treasurer & Accountant – Steve Kelly, John Carpenter
- c. Secretary – Cindy White
- d. Managing Agent – Nancy Ehlers
- e. Budget for 2026-2027
 1. Attachment C (2026-27 Proposed Budget, 2026-27 Capital Projects) The Board of Directors has reviewed and adopted this budget.
- f. Committee Reports:
 1. Declaration/By Laws – Annie, Tim
 2. Revenue/Reserve Fund Project – Steve, John
 3. Welcome Committee – Cindy, Annie
 4. Fuel Bundle – Cindy
 5. Habitat Committee – Gregg, Kathy

IV. Old Business and General Orders

V. New Business

VI. Other Business/Questions

VII. Nominations/Ballot Vote/Slate of Officers

VIII. Adjournment

IX. Executive Session

After the adjournment, returning board members and newly elected board members will gather in an executive session to plan their first organizational meeting.



Homeowner Association Annual Meeting

Saturday, June 21, 2025 – 10:00 AM – Clubhouse

Draft Minutes

Board Members Present: Kate Coupe, Annie Hoyer, Steve Kelly, Cindy White, Robert Fitzpatrick

Lincoln Condominium Management Group was represented by Nancy Ehlers, owner, and John Carpenter C.P.A.

Owners Present in person or by proxy appear on Attachment H.

I Call to Order – Kate Coupe

II Approval of Minutes

Minutes of all past meetings have been approved and are available on the Highland Colony Website: <https://www.thehighlandcolony.com>

March 17, 2025	Quarterly Board Meeting minutes approved via	4/2025
December 16, 2024	Quarterly Board Meeting minutes approved	12/2024
September 18, 2024	Quarterly Board Meeting minutes approved	9/2024
July 10, 2024	Organizational Meeting minutes approved	8/2024
June 21, 2024	Annual Meeting minutes approved	7/2024

III President's Report -- Kate Coupe

The Board of Directors (BOD) has been busy this winter and spring addressing various issues that require our attention. In today's agenda, you will see that several committees have been formed, and updated reports will be shared.

We have consistently received complaints regarding Micah's landscaping and snow plowing services. As a result, the BOD has decided to seek an alternative maintenance company. While it is important to note that Micah was the lowest bidder when we first hired him, the new maintenance company will be more expensive. We expect there will be further comments on this topic during the Open Forum discussion towards the end of the meeting.

The BOD's primary goal is to ensure a stable infrastructure and to move forward with many overdue major repairs. This ambition, combined with the higher maintenance contract fees and overall increases in the cost of living, has left the BOD with no choice but to propose a new budget. John, CPA our will present the budget recommendation, and the overall finances.

Discussion will also be during the Open Forum.

As a voluntary BOD, we are committed to being transparent about our expenditures and needs. Highland Colony is more than just a set of buildings; it is a community that we want to preserve through shared responsibility.

As the President of The Highland Colony Condominium Association, I appreciate your time and attention.

Kate Coupe provided an overview of Board activities. She noted recurring complaints regarding Micah's landscaping and snow removal services and explained the Board's decision to hire a new, more expensive maintenance company. The need for realistic budgeting to support overdue repairs and infrastructure upkeep was emphasized. She reaffirmed the Board's commitment to transparency and the importance of shared responsibility within the community.

IV Secretary's Report – Bob Fitzpatrick

Motions presented and approved in the past year:

9/16/2024 Rain gutters are not included as original features of any of our buildings. Owners are responsible for maintenance or replacement.

12/16/2024 All unit owners who rent their units must use the lease approved by the association's board of directors. The lease is provided as a template; specific clauses or monetary amounts may be changed or deleted.

V Managing Agent's Report – Nancy Ehlers

Nancy Ehlers discussed coordination with vendors and enforcement of fireplace and dryer vent inspection requirements. She explained Vermont Mutual's updated policies and reminded owners that failure of proof of inspection may void insurance coverage.

- Nancy gave a summary of work that has been done this year.
- D. H. Septic only pumps the septic and there has been no inspection done.
- The pool is open.
- Bids for maintenance are coming in from three companies.
- Micah's contract is done October 31
- The State of New Hampshire is requiring members to send a picture of their unit's water shut off. Send it to LCMG at Lcmg.office@gmail.com
- There is still iron in the water, but the water is safe to drink

VI Treasurer's Report – Steve Kelly, John Carpenter

- Detailed financial information was provided in the 2024-2025 Annual Meeting Packet that was distributed by Nancy Ehlers of Lincoln Condominium Management Group. "34th Annual Meeting" it also appears on the HC Website.
- John Carpenter reported on 11 months of the Assoc. budget.
- Insurance is higher than budgeted as was snow removal
- He reported on interest on our CD
- The issue of tree removal was re-visited. Discussion was tabled.
- John discussed the balance sheet.

2025-2025 Budget

Emphasis was placed on cost control, the impact of rising maintenance costs, and the need for long-term planning.

VII Budget for 2025-2026

- \$42,000 increase in the budget for operational costs.
- If we take \$150K into a savings account. We then turn around to use it as Capital Reserve. There was a question of who decides what the Capital Reserve spending is.

Detailed financial information was provided in the 2024-2025 Annual Meeting Packet that was distributed by Nancy Ehlers of Lincoln Condominium Management Group.

The Board presented the proposed budget, which included higher contract fees for new services and capital repairs. Owners were informed of the RSA 356-B:40-c process for budget ratification. A summary will be mailed within the statutory time.

The budget was approved by a motion with fewer than 1/3 rejecting the proposal.

VIII Committee Reports

1 Solar Power Committee -- Ernie Coupe

The cost of installing solar power is prohibitive due to the lack of suitable power lines for the Highland Colony community, and an array is not feasible due to the long distance required. Solar Power: Ernie Coupe reported that infrastructure limitations make installation cost prohibitive.

2 Revenue Investigation Committee -- Land Sale - Ernie

Ernie also shared early discussions regarding potential land sales.

3 Welcoming Community -- Cindy White, Annie Hoyer

**We would like to welcome our newest homeowners to HC Association
Buddy & Mary Crane in unit 11 Fairway
Tim & Cathy Walsh in unit 20 Troon**

Cindy White and Annie Hoyer welcomed new owners in Units 11 (Crane) and 20 (Walsh).

4 Fuel Bundle -- Cindy White

We are entering our second year of bundling heating fuel with Dead River Co. Last year we joined an existing group to increase our volume and negotiate the price. We have 13 returning homeowners and 4 new homeowners have joined.

Our group rate contract this year:

\$3.049 oil

\$1.919 propane

Cindy White announced the group's second year with Dead River Co., with 17 homes participating.

5 Club House Usage -- Cindy White

If you are interested in one or more of these, please let Cindy know and she will attempt to schedule dates and get out notification.

Some suggestions:

Coffee hours hosted by neighborhood, Poker Night, Bridge group, Chess night, Yoga, Book clubs

Cindy encouraged volunteers to help organize events such as book clubs, yoga, poker nights, etc.

6 Declaration/Bylaws Committee -- Bob Fitz

A draft of a proposed revision of the Highland Colony Declaration is available for review and comment on the Association website:

<https://thehighlandcolony.com/condo-instruments>

Bob Fitzpatrick noted that a revised draft Declaration is available online for comment.

7 Habitat Committee -- Gregg Pitman

Gregg Pitman gave a brief update.

8 Broadband Committee -- Kate Coupe

A spokesperson for NH Broadband distributed leaflets regarding the service and contact information. There was a discussion about the possibility of a group rate.

IX Old and Ongoing Business

Continued discussion focused on owner compliance with inspection requirements and the clarification of responsibilities under the draft revised Declaration.

X New Business

- Kate Coupe mentioned ongoing evaluation of improved internet options.**
- John Carpenter discussed the use of online Reserve Fund Software to improve out financial management efforts.**
- A Reserve Planning Committee was created with Bob Tuveson, Ernie Coupe, Steve Kelly, Bob Hoyer, and Kathy Boyle volunteering to serve.**
- Dryer Vents – Halls Clean Air**

XI Other Business

- A discussion of the Rules and Regulations led to a motion to approve the PDF version as it appears on the website. The motion passed unanimously.**

XII Announcements

- 1 Hazardous Waste: [Household Hazardous Waste | NH Dept of Env. Services](#)
Attachment D
- 2 2025 Water Consumer Confidence Report
Attachment E
- 3 Modification, Reservation Requests, etc.: Note: You'll get a quicker recognition of your request if you make it through the website:
<https://thehighlandcolony.com/maintenance-request>
<https://thehighlandcolony.com/modification-application>
<https://thehighlandcolony.com/reservations>
- 4 Fireplace and Dryer Vent Inspections
Attachment F
- 5 Affidavit of Notification of the Annual Meeting:
Attachment G
6. Owners were informed of:
 - The Household Hazardous Waste program (Attachment D)
 - The Water Consumer Confidence Report (Attachment E)
 - Fireplace and dryer vent inspection guidance (Attachment F)
 - Web links for making modification and reservation requests

XII Adjournment

The meeting was adjourned at approximately 12.15pm

Highland Colony Homeowners Association

Profit & Loss

Accrual Basis

July 2024 through June 2025

	Jul '24 - Jun 25
Income	
4010 · Dues Assessment Income	280,590.00
4510 · CD/MMA Interest Income	4,236.41
Total Income	284,826.41
Gross Profit	284,826.41
Expense	
5000 · Management Fees	16,500.00
5050 · Insurance	19,976.20
5100 · Snow Removal	25,391.43
5150 · Painting	312.87
5200 · Trash Removal	2,785.00
5250 · Electricity	4,207.79
5300 · Maintenance	
5307 · Grounds Clean-up	159.21
5311 · Brush Removal	2,200.00
5312 · Tree Removal	310.00
5315 · Snow Ramps and Sand Barrels	790.00
5500 · Tennis Court Maintenance	99.21
5512 · Pool Fence Repair	463.99
5520 · Siding/Deck Repair & Painting	2,471.19
5526 · Open/Close Clubhouse	80.00
5528 · Clubhouse Maintenance	2,208.22
5565 · Walkway Repairs	40.00
5573 · Septic Pumping & Repairs	8,405.47
5300 · Maintenance - Other	80.00
Total 5300 · Maintenance	17,307.29
5700 · Lawn Care (Contract)	22,500.00
6200 · Open Common Area Maintenance	
6205 · Open Natural Area Maintenance	1,500.00
Total 6200 · Open Common Area Maintenance	1,500.00
6300 · Pool Operations	
6305 · Pool Daily Maintenance	4,080.00
6310 · Pool Open/Close	1,465.00
6315 · Pool Chemicals & Supplies	2,050.71
6320 · Pool Repair	1,547.85
Total 6300 · Pool Operations	9,143.56
6400 · Water System	
6405 · Water System Fees	300.00
6410 · Water Testing	4,267.00
Total 6400 · Water System	4,567.00
7500 · Miscellaneous	122.26
7600 · Administration and Taxes	
7650 · Legal and Professional	367.50
7600 · Administration and Taxes - Other	1,641.00
Total 7600 · Administration and Taxes	2,008.50

Highland Colony Homeowners Association

Profit & Loss

Accrual Basis

July 2024 through June 2025

	Jul '24 - Jun 25
8000 · Reserves	
8010 · Septic Repairs/Replacement	16,142.21
8015 · Rot Repair	43,446.65
8030 · Painting	25,223.00
8040 · Roof Replacement	47,530.00
8050 · Tree Removal and Trimming	23,500.00
Total 8000 · Reserves	155,841.86
Total Expense	282,163.76
Net Income	2,662.65

Highland Colony Homeowners Association

Balance Sheet

As of June 30, 2025

Accrual Basis

	Jun 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1000 · BNH - Cash - Operating Account	56,609.22
1120 · BNH - Cash - CD Account	77,666.14
Total Checking/Savings	134,275.36
Accounts Receivable	
11000 · Accounts Receivable	8,727.11
Total Accounts Receivable	8,727.11
Total Current Assets	143,002.47
TOTAL ASSETS	143,002.47
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	25,566.38
Total Accounts Payable	25,566.38
Total Current Liabilities	25,566.38
Total Liabilities	25,566.38
Equity	
3200 · Current Year Income/Loss	4,582.34
3910 · Retained Earnings	110,191.10
Net Income	2,662.65
Total Equity	117,436.09
TOTAL LIABILITIES & EQUITY	143,002.47

Highland Colony Homeowners Association
Profit & Loss Budget Performance
July 2025 through May 2026

Accrual Basis

	Jul '25 - May 26	Budget	Jul '25 - May 26	YTD Budget	Annual Budget
Income					
10009 - Returned Check Charges	15.00		15.00		
4010 - Dues Assessment Income	322,650.28	322,650.00	322,650.28	322,650.00	322,650.00
4510 - CD/MMA Interest Income	2,769.33	3,666.67	2,769.33	3,666.67	4,000.00
Total Income	325,434.61	326,316.67	325,434.61	326,316.67	326,650.00
Gross Profit	325,434.61	326,316.67	325,434.61	326,316.67	326,650.00
Expense					
6000 - Management Fees	15,125.00	15,125.00	15,125.00	15,125.00	16,500.00
5050 - Insurance	22,871.70	20,166.67	22,871.70	20,166.67	22,000.00
6100 - Snow Removal	38,649.98	35,000.00	38,649.98	35,000.00	35,000.00
5150 - Painting	1,108.75	8,000.00	1,108.75	8,000.00	8,000.00
6200 - Trash Removal	2,484.00	2,750.00	2,484.00	2,750.00	3,000.00
6250 - Electricity	4,215.73	4,583.33	4,215.73	4,583.33	5,000.00
6300 - Maintenance					
6305 - Contract Grounds	0.00	0.00	0.00	0.00	0.00
5307 - Grounds Clean-up	1,005.00	5,000.00	1,005.00	5,000.00	5,000.00
5311 - Brush Removal	620.00		620.00		
5315 - Snow Ramps and Sand Barrels	412.50		412.50		
5515 - Pest Control	1,310.00		1,310.00		
6520 - Siding/Deck Repair & Painting	0.00	0.00	0.00	0.00	0.00
5526 - Open/Close Clubhouse	110.00		110.00		
5673 - Septic Pumping & Repairs	7,950.10	7,333.33	7,950.10	7,333.33	8,000.00
5300 - Maintenance - Other	8,456.06	11,000.00	8,456.06	11,000.00	12,000.00
Total 6300 - Maintenance	19,863.66	23,333.33	19,863.66	23,333.33	25,000.00
5700 - Lawn Care (Contract)	20,083.33	36,666.67	20,083.33	36,666.67	44,000.00
6200 - Open Common Area Maintenance					
6205 - Open Natural Area Maintenance	1,575.00	1,500.00	1,575.00	1,500.00	1,500.00
Total 6200 - Open Common Area Maintenance	1,575.00	1,500.00	1,575.00	1,500.00	1,500.00
6300 - Pool Operations					
6305 - Pool Daily Maintenance	3,090.00		3,090.00		
6310 - Pool Open/Close	487.50		487.50		
6316 - Pool Chemicals & Supplies	2,368.20		2,368.20		
6300 - Pool Operations - Other	0.00	7,333.33	0.00	7,333.33	8,000.00
Total 6300 - Pool Operations	5,945.70	7,333.33	5,945.70	7,333.33	8,000.00
6400 - Water System					
6405 - Water System Fees	300.00		300.00		
6410 - Water Testing	3,817.00		3,817.00		
6420 - Water System Check/Repair	3,995.00	5,041.67	3,995.00	5,041.67	5,500.00
6400 - Water System - Other	0.00	0.00	0.00	0.00	0.00
Total 6400 - Water System	8,112.00	5,041.67	8,112.00	5,041.67	5,500.00
66010 - Bank Service Charges	15.00		15.00		
7500 - Miscellaneous					
7550 - Reserve Allocation/Contribution	0.00	150,000.00	0.00	150,000.00	150,000.00
7500 - Miscellaneous - Other	0.00	366.67	0.00	366.67	400.00
Total 7500 - Miscellaneous	0.00	150,366.67	0.00	150,366.67	150,400.00
7600 - Administration and Taxes					
7650 - Legal and Professional	1,896.25	1,833.33	1,896.25	1,833.33	2,000.00
7600 - Administration and Taxes - Other	420.00	458.33	420.00	458.33	500.00
Total 7600 - Administration and Taxes	2,316.25	2,291.66	2,316.25	2,291.66	2,500.00
7700 - Website Hosting	357.45	250.00	357.45	250.00	250.00
8000 - Reserves					
8010 - Septic Repairs/Replacement	35,867.95		35,867.95		
8015 - Rot Repair	77,872.18		77,872.18		
8030 - Painting	44,867.00		44,867.00		
Total 8000 - Reserves	158,607.13		158,607.13		
Total Expense	301,330.68	312,408.33	301,330.68	312,408.33	326,650.00
Net Income	24,103.93	13,908.34	24,103.93	13,908.34	0.00

Highland Colony Homeowners Association
Balance Sheet
As of May 31, 2026

Accrual Basis

	<u>May 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · BNH - Cash - Operating Account	55,668.44
1120 · BNH - Cash - CD Account	80,435.47
Total Checking/Savings	136,103.91
Accounts Receivable	
11000 · Accounts Receivable	7,235.99
Total Accounts Receivable	7,235.99
Other Current Assets	
1400 · Other Assets	1,375.00
Total Other Current Assets	1,375.00
Total Current Assets	144,714.90
TOTAL ASSETS	<u><u>144,714.90</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts Payable	3,174.88
Total Accounts Payable	3,174.88
Total Current Liabilities	3,174.88
Total Liabilities	3,174.88
Equity	
3200 · Current Year Income/Loss	7,244.99
3910 · Retained Earnings	110,191.10
Net Income	24,103.93
Total Equity	141,540.02
TOTAL LIABILITIES & EQUITY	<u><u>144,714.90</u></u>

✧ Highland Colony Homeowners Association ✧

2026-2027 Proposed Budget

Income

Dues Income - No Increase	\$322,650.00
Interest on Bank Accounts/CD	\$3,000.00
Total Income	\$325,650.00

Expense

Management Fee	\$16,500.00
Insurance	\$22,000.00
Snow Removal	\$35,000.00
Trash Removal	\$3,000.00
Electricity	\$5,000.00
Grounds	\$35,000.00
Grounds - Other	\$11,500.00
Septic Pumping/Repairs	\$8,000.00
Building Maintenance	\$20,000.00
Open Common Area Maint	\$1,500.00
Pool Operation	\$8,000.00
Water System/Operation	\$7,000.00
Miscellaneous	\$400.00
Legal/Professional/Stamps	\$2,500.00
Web Hosting	\$250.00

Total Expense \$175,650.00

Contribution to Reserve <\$150,000.00>

Net Income \$0.00

Highland Colony Homeowners Association

2026-2027 Capital Projects

Septic Prevention Maintenance/Repairs	\$25,000.00
Carpentry, Rot, Decks, Siding	\$50,000.00
Painting homes/Decks	\$50,000.00
Road Culverts	\$6,000.00
Roofs/Misc Repairs/Chimneys	\$19,000.00
Total Expense	\$150,000.00

Highland Colony**Assessments**

Unit #	% %	Name	Quarterly Rate	Annual Rate
1	3.24%	Hoyer, Robert	2,613.47	10,453.86
2	3.46%	Panagoulis, Jan	2,790.92	11,163.69
3	2.90%	Letsky, Mike	2,339.21	9,356.85
4	2.90%	Monti, Geraldine	2,339.21	9,356.85
5	3.46%	Saunders, Olivia	2,790.92	11,163.69
6	3.01%	Baran, Victor	2,427.94	9,711.77
7	3.01%	Mukhaelyan, Lev	2,427.94	9,711.77
8	3.01%	White, William	2,427.94	9,711.77
9	3.01%	Bacon, Whitney	2,427.94	9,711.77
10	2.79%	Ely, Hiram	2,250.48	9,001.94
11	2.68%	F.A. Crane Holdings, LLC	2,161.76	8,647.02
12	2.86%	Flynn, Kevin	2,306.95	9,227.79
13	2.76%	Fitzpatrick, Robert	2,226.29	8,905.14
14	2.94%	Beck, Paul	2,371.48	9,485.91
15	2.76%	Kelly, Steve & McGill, Kathy	2,226.29	8,905.14
16	2.76%	Shaw, Eileen	2,226.29	8,905.14
17	2.76%	Sachco, LLC	2,226.29	8,905.14
18	3.01%	Johnston, Jim	2,427.94	9,711.77
19	2.68%	Bohn, Mary	2,161.76	8,647.02
20	2.86%	Walsh, Timothy	2,306.95	9,227.79
21	2.68%	Cooper, Jennifer	2,161.76	8,647.02
22	2.86%	McKinnon, Don	2,306.95	9,227.79
23	2.76%	Gooch, Judith	2,226.29	8,905.14
24	2.86%	Hill, George	2,306.95	9,227.79
25	2.76%	Rizzo, Nicolle	2,226.29	8,905.14
26	2.68%	Conklin, Nancy	2,161.76	8,647.02
27	2.76%	Pitman, Gregg	2,226.29	8,905.14
28	3.24%	Paré, Claudette	2,613.47	10,453.86
29	2.90%	Tuveson, Robert	2,339.21	9,356.85
30	3.13%	Snyder, Ronald	2,524.74	10,098.95
31	3.24%	Connell, Brenda	2,613.47	10,453.86
32	3.13%	Fleck, Bob	2,524.74	10,098.95
33	3.01%	Boyle, Kathleen	2,427.94	9,711.77
34	3.13%	Bosinger, Regina	2,524.74	10,098.95
<u>100.00%</u>			<u>80,662.50</u>	<u>322,650.00</u>

322,650.00



INSURANCE CONCERNS FOR CONDOMINIUM UNIT OWNERS
At HIGHLAND COLONY CONDO ASSOC

Some basic criteria that a unit owner should consider when purchasing a unit owner policy:

- Unit owners need to calculate the total value of personal contents in their unit by completing an inventory. Keeping this inventory along with pictures of high valued items will help in the loss settlement if a loss should occur.
- Building coverage can be purchased under a unit owner's policy. The master insurance policy is covering the building and all permanently attached fixtures that are original. The association master policy currently has a \$10,000.00 deductible and a \$25,000.00 Per Unit All Covered Peril deductible. In the event of a covered claim the association's master policy would not pay anything until the loss exceeded the deductible. In this event the unit owner would look to their individual unit owner policy for coverage under building coverage for the portion of the covered loss which pertained to their unit and was under the association's deductible. Our recommendation would be that each unit owner purchase building coverage under their unit owner's policy in an amount of at least 25,000 PLUS any improvements that have been made to the unit. Higher limits of building coverage are available and should be considered. If a unit owner makes any improvements to their unit over \$1,000 they need to insure the improvements under their own unit owners policy.
- Owners should purchase the highest limit available for water/sewer back up coverage
- Loss Assessment coverage should be purchased under the unit owner policy. This coverage will respond to the board of directors right to make assessments to all unit owners for covered losses, insurance claims that exceed the coverage provided by the master policy and master policy deductible are several examples. The coverage is very affordable and should be purchased. The key for this protection to be afforded is that the assessment must be made to all unit owners. We recommend that a ***minimum*** limit of \$50,000 be purchased (Higher limits are available). It is important to note that under the standard unit owner policy coverage for a loss assessment for a deductible is limited to \$1,000.
- Each unit owner needs to be certain they have the proper personal liability protection. The master liability policy only covers the common areas and does not cover the inside of the unit. We recommend unit owners maintain personal liability limits of at least \$500,000. Higher limits are available.
- If an owner rents their unit they should consider purchasing loss of rental income coverage. The minimum amount of insurance to purchase would be the amount of rental income that would be received over a 12-month period.

There are certainly other insurance concerns, but these are the major considerations. It is important that a unit owner share this outline with their insurance agent &/or insurance company to be certain coverage is written properly.

Nate Infinger- Infinger Insurance
Phone: 603-447-5123 Email: nate@infingerinsurance.com

04/2026

2026 Consumer Confidence Report

HIGHLAND LINKS COLONY

1162010

What is a Consumer Confidence Report?

The Consumer Confidence Report (CCR) details the quality of your drinking water, where it comes from, and how to get more information. This annual report documents all detected primary and secondary drinking water contaminants and their respective standards known as Maximum Contaminant Levels (MCLs).

The sources of drinking water - Both tap water and bottled water come from rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material. The water can also pick up and transport substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- **Contaminant**, any physical, chemical, biological, or radiological substance or matter in water.
- **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants**, such as salts and metals, which can occur naturally in the soil or groundwater or may result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining or farming.
- **Pesticides**, generally, any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest.
- **Herbicides**, any chemical(s) used to control undesirable vegetation.
- **Organic chemical contaminants**, including per- and polyfluoroalkyl substances, synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.
- **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.

To protect public health, EPA and the State of New Hampshire prescribe regulations which limit the amount of certain contaminants in tap water provided by public water systems. The US Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water, which must provide the same protection for public health.

What is the source of my drinking water?

The water comes from 2 bedrock wells, one 42' SW of the pumphouse and one 32' SE of the pumphouse.

Why are contaminants in my water?

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily mean that water poses a health risk. More information about contaminants and potential health effects can be obtained by contacting the Environmental Protection Agency by calling the Safe Drinking Water Hotline (800-426-4791) or visiting the website epa.gov/safewater.

Do I need to take special precautions?

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791) or on EPA's website epa.gov/safewater.

Lead Service Line Inventory

A service line inventory has been prepared and the system is now classified as non-lead. Questions can be forwarded to the water system operator jackmevansis@gmail.com.

Source Water Assessment Summary

NHDES prepared drinking water source assessment reports for all public water systems between 2000 and 2003 in an effort to assess the vulnerability of each of the state's public water supply sources. Included in the report is a map of each source water protection area, a list of potential and known contamination sources, and a summary of available protection options. The results of the assessment, prepared on 6/2000, are noted below, if an assessment was completed.

For each system source:

Well 1, 0 susceptibility factors were rated high, 2 were rated medium, and 10 were rated low. This information is found on the NHDES website.

Well 2, 0 were rated high, 2 were rated medium, and 10 were rated low.

How can I get involved?

Contact the Board of Directors.

Drinking Water Contaminants:

Lead: Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. Highland Links is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact the Board of Directors. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

Health Effects of Lead Exposure to lead in drinking water can cause serious health effects in all age groups. Infants and children can have decreases in IQ and attention span. Lead exposure can lead to new learning and behavior problems or exacerbate existing learning and behavior problems. The children of women who are exposed to lead before or during pregnancy can have increased risk of these adverse health effects. Adults can have increased risks of heart disease, high blood pressure, kidney or nervous system problems.

Lead In Schools Per RSA 485:17-a, all NH schools and licensed child care facilities must test for lead at all drinking water outlets where children can drink the water and to remediate any outlets testing at or above 5 ppb. Three rounds of testing at least 6 months apart are required. A comprehensive list of facilities and results are available at www.gettheleadoutnh.org or direct link here: [View Results | NH Department of Environmental Services](#).

Definitions

Action Level or AL: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

HIGHLAND COLONY 1162010

2026 Report (2025 Data)

Contaminant (Units)	Action Level (AL)	90 th percentile sample value	Range of tap sampling results	Date	# of sites above AL	Action Level Exceedance YES/NO	Likely Source of Contamination	Health Effects of Contaminant
Copper (ppm)	1.3	0.262 9/18/24	0.1202- 0.2675 9/10/24		5		Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservatives	Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some people who drink water containing copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's Disease should consult their personal doctor.
Lead (ppb)	15	0.003 9/18/24	ND- 0.0029 9/100/24		5	(If yes, provide explanation of exceedance, steps to reduce exposure, and corrective actions has or will take to address exceedance.)	Corrosion of household plumbing systems, erosion of natural deposits	(15 ppb in more than 5%) Infants and young children are typically more vulnerable to lead in drinking water than the general population. It is possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. If you are concerned about elevated lead levels in your home's water, you may wish to have your water tested and flush your tap for 30 seconds to 2 minutes before using tap water. Additional information is available from the Safe Drinking Water Hotline (800-426-4791). (Above 15 ppb) Infants and children who drink water containing lead in excess of the action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities. Adults who drink this water over many years could develop kidney problems or high blood pressure.

Inorganic Contaminants

Contaminant (Units)	Level Detected*	Date	MCL	MCLG	Violation YES/NO	Likely Source of Contamination	Health Effects of Contaminant
Fluoride (ppm)	1.1	4/10/24	4.0	4.0	NO	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories	Some people who drink water containing fluoride in excess of the MCL over many years could get bone disease, including pain and tenderness of the bones. Fluoride in drinking water at half the MCL or more may cause mottling of children's teeth, usually in children less than nine years old. Mottling, also known as dental fluorosis, may include brown staining and/or pitting of the teeth, and occurs only in developing teeth before they erupt from the gums.
Nitrate (as Nitrogen) (ppm)	0.081	4/10/24	10	10	NO	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits	(5 ppm through 10ppm) Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. High nitrate levels in drinking water can cause blue baby syndrome. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant, you should ask for advice from your health care provider. (Above 10 ppm) Infants below the age of six months who drink water containing nitrate in excess of the MCL could become seriously ill and, if untreated, may die. Symptoms include shortness of breath and blue baby syndrome.

Secondary MCLs (SMCL)	Level Detected, Average & Range	Date	Treatment technique (If any)	SMCL	50 % AGQS (Ambient groundwater quality standard)	AGQS (Ambient groundwater quality standard)	Specific contaminant criteria and reason for monitoring
Chloride (ppm)	3.2	4/10/24	N/A	250	N/A	N/A	Wastewater, road salt, water softeners, corrosion
Fluoride (ppm)	1.1	4/10/24	N/A	2	2	4	If SMCL exceeded, add Health effects language from Env-Dw 806.11 or attach Fluoride Secondary MCL public notice to CCR
Iron (ppm)	0.187	4/20/24	N/A	0.3	N/A	N/A	Geological
Manganese (ppm)	0.0213 4/21/21		N/A	0.05	0.15	0.3	Geological
pH	7.98 4/10/24		N/A	6.5-8.5 (Normal Range)	N/A	N/A	Precipitation and geology

Sodium (ppm)	8.44 4/10/24		N/A	100-250	N/A	N/A	We are required to regularly sample for sodium
Sulfate (ppm)	4.7 4/10/24		N/A	250	250	500	Naturally occurring
Zinc (ppm)	0.114 4/10/24		N/A	5	N/A	N/A	Galvanized pipes

Dear Homeowners,

The purpose of our Regulations is to protect your property values and ensure a uniform and pleasing aesthetic here at Highland Colony. Please familiarize yourselves with them as well as our Association's Bylaws, which can be found at our website. You are responsible for knowing their content.

HOME APPEARANCE

Exteriors -

Any changes to the exterior of a building (such as paint color, sheds, fencing) should be first cleared by the Board of Directors (BOD). There is a Modification Form for this purpose on our website. Once completed, send the form to any Board member for review.

Although we contract to have our lawns mowed, we do not have employees to care for the area immediately surrounding your unit. This means residents are responsible for:

1. Supplying and distributing mulch, planting, trimming and tending shrubs
2. Keeping porches and outdoor area clean
3. Trimming foundation plantings far enough away from the buildings to allow for good air flow. This prevents mold on our clapboards.
4. Being mindful not to plant in areas that will interfere with mowing and snow removal or on the leach fields
5. Keeping outdoor propane tanks, barbecues, etc. as inconspicuously as possible
6. Storing RVs, motorcycles, snowmobiles, bikes and similarly sized articles in either the owner's garage, the Clubhouse or a designated area at the Brush/Storage Area (see Common Area)
7. We do not permit signs.

If you discover any damage on the exterior of your unit, such as rot, complete a Maintenance Concern form, found on our website. Send the form to our Management Group (correct address and email is written at the bottom of the form).

PETS

Dogs should always be within sight of their owner and, if in the fields, should respond to their owner's command and come immediately. If dogs are

not trained to come or when there are other people nearby, they need to be leashed. Clean up after your animals, no matter where they poop.

GARBAGE

Highland Colony contracts for refuse collection. We live amid forests, where many animals reside who have an interest in your garbage. Therefore, put garbage in plastic bags inside a sturdy container, as critter-proof as possible, because you'll be stuck cleaning up the mess if you don't! Place it at the end of your driveway by 7am on the morning designated for pick-up. Put garbage in a sturdy container, as critter-proof as possible, because you'll be stuck cleaning up the mess if you don't! If you'll be away on the day of collection, you can put your garbage in the container beside the Clubhouse. Our contract includes recycling; boxes must be broken down.

Special arrangements can be made with the Property Manager to collect large items such as Christmas trees, old appliances, furniture. There will be a charge for this service.

SNOW REMOVAL

When it snows, your walk will be shoveled and driveway plowed. To accomplish this, if you don't have a garage, obviously you'll need to move your car. Please refer to the special parking and snow removal guidelines distributed to all the unit owners on your street. Follow these directions, for the plow will not return to clear any areas where parked cars have impeded plowing.

SEPTIC

The Association provides for the pumping of septic systems on a rotating basis. This amounts to each unit being cleaned every 3 years. If you aren't familiar with septic systems, they work as long as you don't flush ANYTHING other than your bodily waste and toilet paper. Repeat – ANYTHING! In the kitchen, coffee grounds, grease, paint and excessive use of a garbage disposal can cause trouble as well.

WATER USAGE

The water at Highland Colony is supplied via wells. Water is tested each year and homeowners are sent the results. There has almost always been an adequate supply, although recently we had an extremely dry summer; if this were to occur again, the BOD has the authority to require that you temper your use.

If you will be away from your unit for a long time, turn off the main valve to your water supply, unless you heat via circulating hot water. This will spare you the unpleasant surprise of a flood in your unit upon your return. Yes, it's happened.

HEAT

Each unit has its own thermostat. We get sub-zero nights here; to prevent freezing pipes, put your thermostat at 55 degrees if you will be away for an extended time.

COMMON AREA

Swimming Pool –The pool is intended for residents and their guests. If guests are local, residents are expected to accompany them. Rules for the swimming pool are posted at its gate and should be read before entering the pool area. Pool goers should park in the communal parking lot just beyond the tennis court.

Tennis Court – When on the court, footwear designed for tennis (rubber-soled) is required whether you're playing tennis or shooting hoops. It's very expensive to resurface a court!

Clubhouse - The Clubhouse basement may be used for storage of large items such as kayaks as well as smaller tools and household items that will be unaffected by humidity and temperature changes. Bikes can be stored on the main floor level. The major room in the Clubhouse can be used by owners for parties and other gatherings. Let the Management Company know your plans so there's no conflict for its use.

Parking – Only registered passenger cars and trucks owned by members may be parked in the Common parking areas for extended periods.

Fields – The Association has a community garden in the level field near the pool. Other planting in the Common area needs the approval of the Board.

Snowmobiles, ATVs and similar recreational vehicles are not allowed to be used on our property.

Brush/Storage Area - is meant for trimmings and debris from yardwork. Christmas trees and the plants that have failed you can also be put there. One part of this area is meant for oversized vehicles such as snowmobiles, boats, etc.

RENTALS

A unit may be leased by its owner without the approval of the BOD. If you are considering renting, you are required to:

- Abide by the By-Laws concerning rentals
- Use a standard lease supplied by the Association
- Communicate our Bylaws and Regulations to the leasee
- Occupancy under lease shall only be by the tenant and her/his family and guests (no more than 2 unrelated people).
- Units must be leased for at least 3 months.

INSURANCE

The Association maintains insurance for the property, but this does not include insurance of your personal property, the interior of your unit, or damage to or injury in the Common Areas due to an owner or a renter's behavior or negligence. We advise owners to carry individual insurance against such misfortune.

By-Law Article 7-100 permits reasonable access to a resident's property. We advise owners to provide a key to (ideally) the Property Manager or to a neighbor. If you choose a neighbor, the Property Manager must know this. In the event of an emergency, the appropriate person can then enter your unit if you are unavailable.

ENFORCEMENT

Our 5-person Board of Directors, elected by Association members, oversees our property. The Board is the final arbiter of issues that arise when homeowners ignore Association By-laws and Regulations. We on the Board believe Highland Colony is a unique condo association because of its proximity to acres of fields, woods and rolling hills. This little gem of a community is your community. Please help keep our grounds and our scattering of buildings tidy and in harmony with the beautiful outdoors surrounding us.

HIGHLAND COLONY HOMEOWNERS ASSOCIATION

HOLDERNESS, NEW HAMPSHIRE

REQUEST FOR MODIFICATION OF PROPERTY

DATE: _____

NAME: _____

UNIT#: _____

**EXPLANATION OF
PROPOSAL:** _____

- Please include any pictures, diagrams, measurements that will help clarify the proposal
- Date and plan to have project performed _____
- Does the project meet with all state and local codes? _____

I (we) owner(s) of unit # _____ at Highland Colony Homeowners Association fully agree to perform the above referenced project exactly as it is proposed. I (we) also understand that any variation to the project is subject to review and approval by the Board of Directors, and, if such change is made without this approval, I (we) accept the responsibility of a fine of \$10 per day until change is approved or reversed.

Signed: _____ **Date:** _____

(7/27/20 current)

 HIGHLAND COLONY HOMEOWNERS ASSOCIATION

MAINTENANCE CONCERNS

2026 SUBMISSION FORM

LIST ANY MAINTENANCE CONCERNS YOU HAVE FOR YOUR UNIT THAT YOU NEED TO BE REVIEWED
AND ADDRESSED

NAME: _____

UNIT NUMBER: _____

ADDRESS: _____

CONTACT INFO: _____

MAINTENANCE CONCERNS: ADD ANY PHOTOS OR OTHER DOCUMENTS THAT WILL HELP IDENTIFY
THIS CONCERN

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

PLEASE RETURN TO LINCOLN CONDOMINIUM MANAGEMENT GROUP AT:

PO Box 37, CAMPTON NH, 03223

OR EMAIL TO LCMG.OFFICE@GMAIL.COM

HIGHLAND COLONY HOMEOWNERS LIST

3/2/2026

UNIT ADDRESS	OWNERS NAME	MAILING ADDRESS	PHONE NUMBER	EMAIL ADDRESS
41 Wedgewood Drive, 1	Robert & Anne Hoyer	2006 Pinecrest Drive, Greenville, NC 27858	252-412-2807/252-702-0654	hoyerab@gmail.com
43 Wedgewood, Drive, 2	Jan Panagoulis	43 Wedgewood, Drive, 2, Holderness, NH 03245	603-536-3349	janpan23@msn.com
23 Fairway Drive, 3	Mike Letsky	23 Fairway Drive, 3, Holderness, NH 03245	703-470-1181	letsnymike@comcast.net
23 Fairway Drive, 4	Geraldine Monti	P.O. Box 128, Holderness, NH 03245	603-236-1045	squamlake@aol.com
24 Fairway Drive, 5	Olivia Saunders	24 Fairway Drive, 5, Holderness, NH 03245	603-536-4275/603-443-1842	oliviasaunders@gmail.com
19 Fairway Drive, 6	Victor & Margaret Baran	19 Fairway Drive, 6, Holderness, NH 03245	603-455-6463	victor@artepolis.net
19 Fairway Drive, 7	Lev & Elena Mukhaelvan	19 Fairway Drive, 7, Holderness, NH 03245	617-893-0303/617-308-4696	mukhaelvan@gmail.com
18 Fairway Drive, 8	William & Cynthia White	18 Fairway Drive, 8, Holderness, NH 03245	603-236-2401	aandsmom84@gmail.com
18 Fairway Drive, 9	Whitney Bacon	18 Fairway Drive, 9, Holderness, NH 03245	603-254-9528	pigfish414@gmail.com
13 Fairway Drive, 10	Hiram & Dorothy Ely	13 Fairway Drive, 10, Holderness, NH 03245	603-481-0678/603-481-0684	chengduchef@gmail.com
				bud@andrewsconst.com
13 Fairway Drive, 11	Francis & Mary Crane	84 Highland St, Plymouth NH 03264	F:603-455-5124/M:603-455-6124	mary_c_crane@yahoo.com
30 Muirfield Lane, 12	Kevin & Barbara Flynn	30 Muirfield Lane, 12, Holderness, NH 03245	603-536-5849/603-707-1775	bzflynn@aol.com
30 Muirfield Lane, 13	Robert Fitzpatrick	30 Muirfield Lane, 13, Holderness, NH 03245	603-254-6636	bob.fitz30@yahoo.com
31 Muirfield Lane, 14	Paul & Nancy Beck	31 Muirfield Lane, 14, Holderness, NH 03245	603-536-4988/603-481-1648	nbeck2@gmail.com
				chakaskoogi@gmail.com /
31 Muirfield Lane, 15	Steve Kelly & Kathy McGill	31 Muirfield Lane, 15, Holderness, NH 03245	603-238-9421/617-281-2194	kathymcgill@mac.com
9 Troon Terrace, 16	Fred & Eileen Shaw	9 Troon Terrace, 16, Holderness, NH 03245	978-886-3370	ejonesshaw@gmail.com
9 Troon Terrace, 17	Ernie & Kate Coupe	9 Troon Terrace, 17, Holderness, NH 03245	603-520-9389/252-702-0654	knewellcoupe@gmail.com
7 Troon Terrace, 18	Jim & Sarah Johnston	P.O. Box 1812, Plymouth, NH 03264	603-536-2126	wattyusa@yahoo.com
7 Troon Terrace, 19	Mary Bohn	7 Troon Terrace, 19, Holderness, NH 03245	603-536-8916/603-254-6688	mbpaints@twc.com
			T-508-842-6894	K.timwal@comcast.net
3 Troon Terrace, 20	Timothy & Kathleen Walsh	5 Howard St, Salem, MA 01970	508-882-1795	katwalshmd@mac.com
3 Troon Terrace, 21	Jennifer Cooper	3 Troon Terrace, 21, Holderness, NH 03245	603-630-0275	jcooper@lacademy.edu
13 Muirfield Lane, 22	Encarnacion McKinnon	25 River Road, Apt 3107, Wilton, CT 06897	E- 203-856-2747	cookymck@gmail.com
13 Muirfield Lane, 23	Lawrence & Judith Gooch	13 Muirfield Lane, 23, Holderness, NH 03245	603-217-7521/603-217-7280	judithgooch@me.com
7 Muirfield Lane, 24	George Hill	7 Muirfield Lane, 24, Holderness, NH 03245	508-801-1550	George.Hill@comcast.net
7 Muirfield Lane, 25	Paul & Nicolle Rizzo	7 Muirfield Lane, 25, Holderness, NH 03245		
3 Muirfield Lane, 26	Nancy Conklin	3 Muirfield Lane, 26, Holderness, NH 03245	603-707-6024	nwcsadie@gmail.com
3 Muirfield Lane, 27	Gregg & Carla Pitman	3 Muirfield Lane, 27, Holderness, NH 03245	603-545-2997	pitmangregg@gmail.com
2 Highland View Lane, 28	Brian Pare & Stephen Pare	2 Highland View Lane, 28, Holderness, NH 03245	978-265-4938	stevepp1975@hotmail.com
4 Highland View Lane, 29	Bob & Joey Tuveson	4 Highland View Lane, 29, Holderness, NH 03245	603-536-3699	bobtuv42@gmail.com
6 Highland View Lane, 30	Ron & Sue Snyder	6 Highland View Lane, 30, Holderness, NH 03245	603-536-2168/603-998-3705	ronsuehikers@roadrunner.com
8 Highland View Lane, 31	Brenda Connell	8 Highland View Lane, 31, Holderness, NH 03245	603-536-4113	katiec18@gmail.com
10 Highland View Lane, 32	Robert & Lynda Fleck	10 Highland View Lane, 32, Holderness, NH 03245	603-494-1322/603-493-0837	rwfleck@outlook.com
3 Springer Lane, 34	Regina Bosinger	3 Springer Lane, 34, Holderness, NH 03245	603-340-3722	gmboisinger@gmail.com
5 Springer Lane, 33	Kathleen Boyle	5 Springer Lane, 33, Holderness, NH 03245	603-536-3180/603-412-2281	kboyle686@gmail.com

❧ HIGHLAND COLONY HOMEOWNERS' ASSOCIATION ❧

Po Box 400, Plymouth, NH 03264

OWNER UPDATE FORM

OWNER INFORMATION

PROPERTY ADDRESS: _____ DATE: _____

NAME OF UNIT OWNER(S):

OWNER MAILING ADDRESS IF DIFFERENT: _____

EMAIL: _____

EMAIL: _____

HOME PHONE: _____ CELL PHONE: _____

CELL PHONE: _____

TENANT INFORMATION (IF APPLICABLE)

NAMES ON LEASE: _____

HOME PHONE: _____ WORK PHONE: _____

TERM OF LEASE: _____

OTHER OCCUPANTS: _____

CARS TO BE ON SITE

CAR #1

CAR #2

YEAR: _____

YEAR: _____

MAKE: _____

MAKE: _____

MODEL: _____

MODEL: _____

PLATE: _____

PLATE: _____

Lincoln Condominium Management Group

Contact Information

Main Office

1170 NH RTE 175

Campton, NH 03223

603-960-9061

Lcmg.office@gmail.com

Macie Martinez- Administrative Assistant

Nancy Ehlers- Owner / Property Manager

603-381-7051 cell

nehlers@aol.com

Billing Contact / Questions on your statements

John Carpenter, CPA

jcarpenter@owlsnestresort.com

For maintenance emergencies in your unit, call Nancy Ehlers at 603-381-7051