



SHORELINES

Letters from the Presidents

Hello Long Bay Neighbors!

As we move towards the holiday season, I'd like to share an update on the work accomplished in our community this year.

We are pleased to report that several important projects are nearing completion, including the repaving of Outerbridge Drive, the addition of new parking spaces at the upper tennis court, the installation of fencing around the upper court, and the full rebuilding of the lower court. With the colder season upon us, all community amenities and facilities are now shut down for the winter.

A heartfelt thank-you goes out to our management company for their dedication and for ensuring that our community has been well cared for throughout the year. Their efforts have made a meaningful difference.

I would also like to highlight the wonderful work of our Social Committee, which recently led a gift card drive benefiting the Greater Lakes Regional Children's Auction. Thanks to the generosity of our residents, we have collected more than

\$1,500 in donated gift cards for this outstanding local charity. Your kindness and willingness to support those in need truly reflect the spirit of our community.

As we near the end of the calendar year, I want to acknowledge the ongoing cooperation and community-mindedness that makes this such a great place to live. Thank you for all of your contributions throughout the year.

I wish each of you a joyful holiday season and a Happy New Year.

Thank you.

Mark Bodenstab

Hello South Down,

It's that time of the year again to reflect on the past year and look forward to the new year, and enjoy the holidays with family and friends. South Down in my opinion is in a good place and improving. Again, with over 500 homes it's not possible to make everybody happy but by far most people are happy and enjoy being part of the South Down community.

The start of the summer season was slow with a lot of rain, but that changed, as it does in New England and resulted in a very dry summer and fall. The beach area with the new beach walls and sand was very popular. This next year the plan is to complete the improvements, split rail fencing and landscaping. Electrical power has been restored to the pump which runs the sprinkler system, understanding that we are very limited with fertilizing and feeding that close to the lake.

Investment in the property and infrastructure continued during 2025 by lining and replacing drains/culverts, and replacing the Greenbelt parking lot. Continuing landscaping, planting flowers, cutting the grass, trimming the shrubs, bushes, trees and the winter lights contribute to the overall look of the property.

Now is the time to thank all the volunteers, management and vendors that make South Down work.

Thank You

1. Volunteers:

All the people on the Executive, Council and Committees that have given their time and energy to South Down. Thank You!

Thank you, Dave Ritchie, our Treasurer who resigned mid-year after many years of service. Thank You, David Wall for becoming the interim treasurer. Thank you both!

2. Management:

All the hard work that Robin and Linda have done all year to keep South Down running. Thank You!

Nick McNally being part of the day-to-day team that makes things work and spends a lot of time overseeing the property upkeep and projects. Thank you!

3. Vendors:

Thanks to all the people in large and small companies that keep South Down running, including Jim Hutchins, Hutchins electrical, for great service.

Tim and his team at Piscataqua landscaping, for clearing the roads, watering the plants, cutting the grass and making the place look good each and every week.

John Libby CPA gave us notice that effective January 1st, 2026, he would not be providing bookkeeping /financial services. After a lot of hard work by David Wall, an agreement was reached with Evergreen to provide services. Their accounting group is experienced, process driven and based in Bedford NH.

On the insurance front, Cincinnati Insurance our current carrier, has removed the golf cart claim from 2021, which will help us with our renewal in April. Cincinnati has been our insurance carrier for many years. They will exit the market in 2026 and not renew our policy. Given this news we are optimistic we may get the coverage we need, hopefully at a realistic price in a difficult market.

The Fireworks have been booked for June 27, 2026 and will be special, marking America's 250-year anniversary.

I wish everybody happy holidays, have fun and enjoy time with family and friends. Looking forward to a great 2026.

All the best,

James Wason

South Down Building Committee

Winter brings a quieter, more peaceful rhythm to South Down. While some residents enjoy the beauty of the snow from their living rooms and others are spending the colder months away, this season is always a good reminder of how our homes and the areas around them respond to cold, ice, and changing weather. The Building Committee has put together a few practical reminders to help keep everyone safe this winter:

- Winter is the time of year when outdoor surfaces can become slippery without warning. Even a thin layer of ice on walkways, driveways, porches, or steps can be hard to spot. Keeping paths treated with sand or ice melt, wiping up melted snow inside entryways, and making sure exterior lights are working properly can help prevent slips and falls. Many residents also keep a small container of ice melt near the door so it's easy to access. If you're traveling or away for the season, it's a good idea to have someone check in after storms to make sure walkways aren't icy and remain safe and accessible to delivery drivers or others.
- An often-overlooked area in winter is the location where your heating system vents to the outside. Snow can accumulate in these spots and prevent your system from venting properly. Taking a moment to find the exterior vent and making sure it is clear of snow and ice keeps everything operating safely. Homeowners who are away for the season may want to mention this to whoever is checking on their home after storms.
- Another simple precaution that offers a lot of peace of mind is purchasing a remote temperature or smart-home monitoring device. These devices

send alerts to your phone or email if your home temperature drops unexpectedly.

The Building Committee continues reviewing homeowner applications even though outdoor work slows down this time of year. If you completed a project earlier in the year please let us know so we can close out your file as we prepare for the busy spring season.

Where to Find Information:

Building Committee forms and policies can be found on the SD Shores website: <https://www.sdshores.com/building> and in TownSq. Please check it before starting projects.



The SD Building Committee is always seeking new volunteers.

Contact Steve Allen for more information.

Long Bay Building Committee

To Long Bay Fellow Owners:

20256 winter is here! The Long Bay Building Committee would like to offer a few reminders:

- No matter how you heat your home, maintaining your heat to a certain level is critical. Freeze-ups in an occupied/empty or unoccupied home can cause expensive losses.
- You should arrange for supervision of your home if you plan to be

away from home for any length of time. And don't forget to detach your garden hose from the outdoor spigot.

- Smoke and carbon monoxide (CO) detectors are a must but they have a time limit for use. If your smoke detector is over 10 years old or your carbon monoxide detector is over 7 years old, please plan to replace them. 10-year life smoke and CO detectors are available. If your fireplace, water heater or other appliance vents near ground level, please be sure to remove any snow build up.
- Please plan to keep access to your oil fills and propane tank clear of snow. Your delivery driver will thank you.

Reach out to the Building Committee if you have any questions. Thank you and stay warm and safe this winter!

Ken Taylor, Chair, Long Bay Building Committee

ktaylortms@gmail.com

South Down Home & Garden Club

The South Down Home & Garden Club is a popular social club for South down and Long Bay residents and is a terrific way to meet new neighbors and spend time with old and new friends learning about our environment, supporting local businesses and organizations, and taking part in activities and crafts. Meetings take place from April through December at the South Down Beach House the 2nd Thursday of the month unless otherwise noted. We are winding down a varied and fun 2025 season - **please consider joining us in 2026!**

The club has had several meetings and activities since our last update; in September we held our annual Pizza Party and nominations/elections for next year. For our October meeting we had a wonderful private Canterbury

Village tour after which some of the participants enjoyed dinner out. Also in October, the Fall Decorating Committee decorated throughout South Down. Those decorations along with the many colorful mums made it a beautiful place to enjoy the glorious Fall weather. Thanks to those who helped with the decorating and with the annual South Down Trunk or Treat.

In November, Claire Persson from "Time for YOU Self-Care" walked us through guided meditation and we learned about the power of pausing and coming back to the moment vs. mind wandering. After we completed our session with Claire, club members reviewed suggestions for our annual charitable contribution and voted to make our contribution to St Vincent De Paul this year.

The club is open to all and is a wonderful way to meet neighbors and make friends while enjoying interesting and fun activities. Our last meeting this season, in early December, will be our annual holiday party which this year will be dinner at Harts followed by a private showing of the new movie Wicked: For Good at the BarnZ theater in Meredith.

For information, please contact Sande Ambiehl @ sandeambiehl@aol.com
Janice Forester @ janforester24@gmail.com, Marie Starski @ mariestarski@gmail.com, or Paula Judge @ phjudge@gmail.com

Touring Canterbury Village



**Plan Ahead: Don't forget the
6 Ton Vehicle SDRA and
LBHOA Road Weight Ban
typically is in effect from
approximately
March 1st to April 15th.**

South Down Boat Club

Normally I would begin the winter SDBC update with references to the solitude of winter and early preparations for the 2026 boating season. Unfortunately, I must begin this update with some sad and tragic news. Carol Downing, a mainstay at Irwin Marine and the glue that kept the SDBC up and running, passed away suddenly on Tuesday, 12/9 after suffering a stroke, Monday evening, 12/8. Details are scarce but suffice to say everyone is in a state of shock. Irwin is scheduled for their winter vacation shutdown on Friday, 12/12. The BOD will convene at the appropriate time to establish a logical communication plan going into the New Year. SDBC club members know Carol as the face to the SDBC; her caring, kind nature will surely be missed. Please keep the Downing and Irwin Family in your thoughts. Any other update seems trite, but I'll give it my best shot.

Work on the RR crossing project began w/o 11/10. I've captured several pictures to show the full scope. What started off as a crossing repair turned into a 50-yard replacement of tracks, roughly 25 yds on either side of the crossing. Unfortunately, due to the weather conditions, we have had to suspend the railroad crossing project for the winter. The railroad portion was completed which allows the RR line to re-open. Continuing through to completion would have created an issue with installation of the rubber joint seal and quality of the finished paving job. DeAngelis, the Contractor for the RR portion of the job, has

removed their site material and equipment. On a positive note, there was no disruption to the underground utilities and there was no need to upgrade any of the crossing runs at an additional expense. Nutter is committed to finishing the job as soon as ground conditions are appropriate in the Spring. This will not interfere with any normal Club operations.

There will be an open position on the SDBC Board in January. This is a 3-year term appointed by the SDRA Council at its January meeting. If you are a SDBC member and interested in joining the Board, please forward a brief bio to Robin Kingston at Evergreen.

Sincerely-Dick Mariano





South Down Geese Committee

Yes, unfortunately the geese are still here! The Geese Committee continues to meet and is planning to have some new deterrents in place in March.

John DeChristoforo, Janet Dome, Paul Kelly, Connie Kuekan,
Tricia Mariano, Nick McNally, Tracie Stone

South Down Facilities Update

- Beach Wall on small beach was replaced, new railing installed and new steps will be fabricated and installed for next year.
- Greenbelt Parking Lot was repaved.
- Fall Cleanup is underway
- Curbing removed on Outerbridge.

South Down New Storage Facility

Update: Progress and Next Steps

We are pleased to share an update regarding the storage units project. We now have all the necessary estimates finalized—which has taken longer than initially anticipated—and this marks a significant milestone in our progress. The

committee is currently working through the final details to ensure a thorough and accurate plan is in place.

To provide clear and comprehensive communication to all members, we are taking the necessary time to finalize these details. As a result, we will be extending the current non-binding reservation agreements until March 31 to accommodate this timeline.

Members who have a non-binding reservation agreement in place should expect to receive an extension amendment to sign in the next 7–10 days.

We appreciate your patience and understanding. A more detailed communication and plan will be shared shortly.

The Storage Committee

SDRA.StorageFacility2@gmail.com

South Down Long Bay Directory

Periodic updates of the directory are done throughout the year. A searchable pdf version of the directory can be found in [Town Square](#). Anytime you have a change, please send your updates to sdlbdirectory@gmail.com, copying Lhersey@evergreenmgt.com and Rkingston@evergreenmgt.com. It is critical that Evergreen has your correct information.

Tricia Mariano

EVERGREEN MANAGEMENT GROUP

Greetings South Down and Long Bay and Owners,

Please remember the physical Evergreen Management Office in Gilford is not staffed as both Linda and Robin work remotely. Please call and make an appointment if you need to meet in person.



Winter Parking Ban: Please remember that there is a winter parking ban on all SDRA and LBHOA roads effective **November 1st through April 1st.**



Plan Ahead - Six Ton Road Weight Limit Reminder – If you are planning an early spring 2026 project, arranging for deliveries, or moving, please plan accordingly as the **6 Ton SDRA and LBHOA Road Weight Ban goes into effect in early March.** We follow the Town of Gilford Road Posting dates. Depending on the weather and temperatures the roads will be posted to approximately April 15th. Updated notification will be sent by email to all residents.



Winter Advisory - Turning off your unit water when you leave for 24 hours or more can greatly reduce the possibility of damage, especially during power outages. If your unit is unattended, it is a good idea to leave your key/code with a neighbor for emergency access and to have them periodically check the unit during your absence.



OWNER INFORMATION UPDATE - To guarantee receipt of newsletters, account statements and other important information regarding the community please be sure your mailing address, email and phone information are up to date by contacting Evergreen Management Group or logging into TownSq to make any changes.



NEW OWNERS – All new owners (SDRA & LBHOA) need to contact Evergreen Management Office to register; obtain gate access; register golf carts; sign up for canoe/kayak racks (waitlist) and learn about the community. Please provide Evergreen Management with a copy of your executed deed.



SHORT TERM & LONG-TERM TENANT REGISTRATION IS REQUIRED - ALL TENANTS must be registered with Evergreen Management by submission of a Short Term (30 days or less only for SDRA and 30 consecutive nights for LBHOA. Long Term (over 30 days) tenants also are required to be registered with Management for both communities. Registered tenants will be given a gate code programmed to the length of their lease.



SPEED LIMIT – The speed limit on all South Down and Long Bay Roads is 25 mph unless otherwise posted such as Davidson Drive in the portion adjacent to the

Greenbelt Recreation Area, is 15 mph. All vehicles are expected to come to a FULL STOP at All Stop Signs.



Dogs must be leashed at all times. Please be responsible and immediately clean up after your pet and dispose of waste properly.



Drop Box and Pick Up Location: You may leave items in the drop box (top box) for South Down Recreation Association and Long Bay HOA II for us to pick up from you and we will leave items for you to pick up in the pick-up box (bottom box). The boxes are located at the pavilion off Recreation Drive by the newspaper box.

SDRA Beach House – If you would like to schedule a function in the Beach House, please contact our office as reservations are taken on a first come first serve basis.



SDRA & LBHOA Gate Access: RFID Tags are available for purchase through our office. The cost of each RFID tags is \$10. Please be sure to provide the monthly vendor gate code to any vendor who is coming to your home.



TownSq. Communication Website: SDRA & LBHOA have a Secure Website through TownSq. Designed to help you connect, collaborate, and stay up to date with everything happening in your community. With your account information, once logged in, you will be able to instantly customize your communication settings to start receiving notifications, when and how you want. If you have any questions,

please contact your management team. This is where you will find all Association related documents.



Trailer Parking Renewals: Trailer Parking renewals have been sent and are due no later than December 1, 2025.



Holiday Tree Pick Up for South Down and Long Bay – We will be collecting and disposing of holiday trees for residents at no cost. For those wishing to take advantage of this opportunity, please leave your tree at the end of the driveway next to the curb. Trees will be picked up beginning January 5, 2026, until the 9th of January 2026. Please email Linda Hersey at lherseyevergreenmgt.com if you have left a tree out for collection so we may ensure its removal. If you wish to dispose of a tree before or after these dates, it may be disposed of at the Laconia Transfer Station on Meredith Center Road.

We wish each and everyone a wonderful holiday season!

Robin & Linda



EVERGREEN MANAGEMENT GROUP CONTACT INFORMATION

Contact Hours 8:30 – 4:30 Monday – Friday

Mailing Address: 14 Country Club Rd., Suite 6, Gilford, NH 03249
603-527-8147

Linda Hersey
Assistant Property Manager/
Community Administrator
lhersey@evergreenmgt.com

Robin Kingston, CMCA
Senior Property Manager
rkingston@evergreenmgt.com



**IMPORTANT
FINANCIAL
PAYMENT
CHANGE!**

1. Coupon books will no longer be issued.
2. Quarterly statements will be sent via email to the address Evergreen Management has on file for you (and by USPS to your mailing address on file for the January 2026 dues only.) Please ensure your contact information is up to date. You can update this information directly in Town Square.
3. Owners will have the option to pay through ACH (Automated Clearing House).
4. Payments can also be made conveniently through TownSq. by Credit Card, where you can see your current balance after January 1, 2026 however payments can be made on TownSq. (once you receive the notification from Evergreen Management Group) prior to January 1, 2026 and your balance would reflect a credit.
5. Owners will still retain the ability to pay by check and send payments directly to South Down Recreation Association c/o Evergreen Management at the Lock Box address on your statement.
6. A detailed letter from the Evergreen Management Group Team outlining payment instructions and available options was issued. Please check your email!

Community Websites

South Down Shores maintains a website with useful information for residents. <https://www.sdshores.com/>. Long Bay maintains a website for its residents and can be found at <https://www.longbayassociation.com>

Please help keep the information current by sending along updates to the village and single-family home pages including any changes to the management company, contact information, village dues, village details/documents, and changes in officers. Requests for updates to the South Down website can be sent to southdownwebmaster@gmail.com. Long Bay updates may be sent to longbayassociation@gmail.com.

There is also a section for classifieds shared between South Down and Long Bay. Please make sure to take advantage of these free listings. Ads are listed for 60 days. Requests for posting to the classified page should be submitted to southdownclassifieds@gmail.com.

IMPORTANT SOUTH DOWN DATES

South Down Executive Committee/Council Meetings

Tuesday, December 16, 2025 - Executive Committee – **6:00 PM** - Zoom

***Saturday, January 24, 2026 – SDRA Council – 9:00 AM – Zoom

***The Executive Committee elections will take place at this meeting. Positions are: President (must be a member of Council); Vice-President; Secretary; Treasurer and two Directors. All positions are for one-year terms.

Also, there will be appointments to the South Down Boat Club as well as the existing South Down Storage Units.

If you are interested in running for a position on the Executive Committee, being appointed to the Boat Club or Storage Unit Boards please email Management at lhersey@evergreenmgt.com and rkingston@evergreenmgt.com the position desired and your resume/bio by the 16th of January 2026 to enable your information to be included in the Council Meeting package. Nominations will also be taken from the floor.

All are invited to the meetings. Residents, who are not on the Council or Executive Committee, are able to ask questions only during the Questions from Attendees portion of the meeting. If you have feedback on an agenda item, don't hesitate to contact your Council Representative.

**Just a reminder that there is much information on TownSq including all governance documents.

Resident Activities

SOUTH DOWN BEACH HOUSE ACTIVITIES			
TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
1PM - Hand, Knee and Foot Game (a form of canasta). Typically takes 3 hours.	10AM and 1PM - Mahjong	1PM - Games: Mexican Train, Rummikub	1-3PM Knitting Club
	5pm - Bocce on the Greenbelt		

SHORELINES

**Feedback or questions regarding the newsletter,
please contact us.**

Gloria Gaito and Tricia Mariano

ggaito0219@gmail.com

triciamcgmariano@gmail.com

CLASSIFIEDS

South Down Rental: Available for Minimum 15-Day Stays (Dec 1, 2025-Feb 12, 2026) A clean, well-maintained 2-bedroom (first floor primary), 2-bath condominium. For details, pricing, and availability please contact Adria at 401-862-3731.

2010 Jeep Wrangler (Sahara): For sale by owner. Above average condition. Silver, well maintained 12,000 best offer. Just finished NH State inspection. Call for more details.

Kevin (781) 781-983-6261 (10/30/25)

Werner Aluminum Extension Ladder: Werner 24 foot Advanced type 1 aluminum extension ladder, 250lb capacity for sale. Like new. Pd \$379.00. Asking \$150.00. Text or call Bill at 603-494-0598. (10/30/25)

Boat Launch Tickets for Sale: Six (6) South Down Boat Club Daily User Coupons (book of 5 plus one) for a total of \$300. No Expiration for Use. Text Cliff at 860-918-1480.

(8/23/25)

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Erik F.

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Neil

Kevin Shaw is a "professional" Real Estate agent. I trust him completely to do what is right for us (his clients) vs. making a sale for the sake of making a sale. I would never use another agent.



Jack B.

Kevin Shaw was great to work with. We considered many different options, he was extremely informative. Great experience from start to finish. I'd highly recommend him for any of your real estate needs.

Kevin Shaw, Broker Associate

603.387.4778

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KevinShawSells@gmail.com

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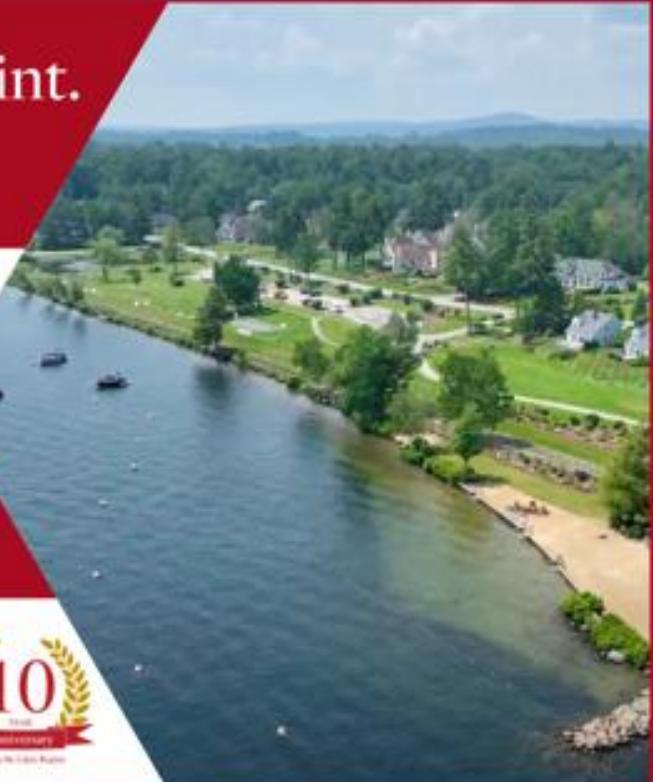
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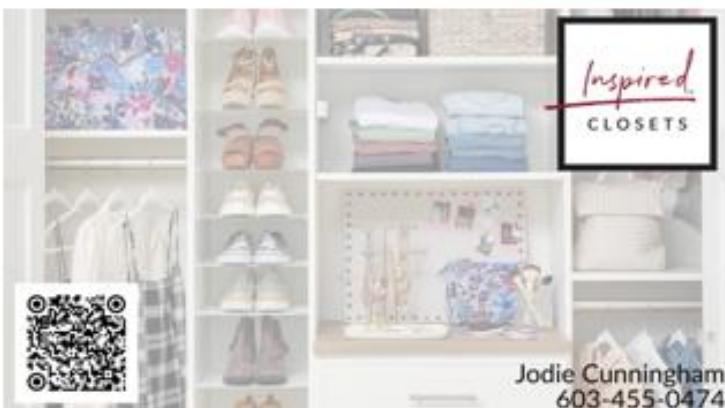
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