



# SHORELINES

## Letters from the Presidents

**Hello Long Bay Neighbors!**

The summer is here and we have a lot going on in Long Bay. The pool steps are complete and they look great! We still have some punch list items to be done, so please bear with us a little, but we are very happy with how everything turned out. Our community will be utilizing these steps for many, many, many years to come. The pickleball courts have been completed as well and we are waiting on delivery of the new nets and the sound reduction material. While we are waiting, you are welcome to use the new courts with the current nets. Be sure to mark your calendar for our Town hall meeting on June 13th and our annual meeting on August 22nd. The Town hall meeting is being designed to present a brief overview of our financial position and our capital plan. After that, we will have ample time for questions and suggestions from the community. It will give us a chance to hear directly from you. Our annual meeting is more structured and it will include a

presentation on the annual budget, voting on directors and other business that we must completed each year.

Director Jay Barrows sold his house in May, so we accepted his resignation. Jay will be missed. We also have two other directors that are planning to sell their houses, so we will have some openings for directors. Please give this some consideration, it is a great way to give back to the community.

I want to thank all of our directors and other volunteers in our community. They give up their time to make the community better for all of us.

Thanks,

**Doug Petersen**

## **Hello South Down,**

South Down is in excellent condition as we head into the busy summer lake and boating season. The grounds have been well prepared, with grass cut, annual bedding plants installed, borders mulched, and the sprinkler system fully operational. Portions of the split rail fence along the greenbelt have been replaced, and the white chairs have been power washed and are ready for use. As always, please be mindful that leaves, pollen, and wildlife are active this time of year.

The lake level is currently high, and plans are in place to have the beach steps and kayak ramp installed by June 15. New signage has been delayed but is expected to be installed shortly. The greenbelt and beach areas are in significantly better condition than in previous years, with minimal goose-related issues. This improvement is the result of the consistent efforts of the Goose Committee and volunteers, who have dedicated time to managing the area using various methods, including operation of the Goosinator. Additional measures, such as fencing around the ponds and streams, have also proven effective. Special thanks to Tricia Marriano for her leadership and dedication to

this initiative. Her knowledge and commitment have made a meaningful impact. The Goosinator has also become a point of interest, especially for children who enjoy watching it in action.

This year's fireworks celebration, scheduled for June 27, 2026, in honor of the 250th anniversary, promises to be a memorable event. We extend our appreciation to Joe and Tracy for their efforts in coordinating permits, safety personnel, and marine patrol. A full schedule of summer events is planned for residents and their guests to enjoy.

What makes South Down a special community is the continued commitment of its residents. The time and energy contributed by volunteers, along with the support of management, are essential to maintaining the quality of our environment.

As a reminder, if you have questions, concerns, or need clarification, please reach out to your council representative, a member of the Executive Committee, or Evergreen Management.

We are also pleased to report that a settlement agreement has been reached with Long Bay regarding the road easement. This is a positive outcome for both parties and allows us to move forward.

Finally, thank you to everyone who contributes to keeping South Down running smoothly. While too many to name individually, your efforts are greatly appreciated.

I hope you and your family enjoy the summer.

**James Wason**  
**SDRA, President**

## South Down Building Committee



Summer is almost here! We have had an active spring with many new Minor Revision Applications (MRAs) and Tree Removal Applications (TRAs). However, summer is typically the busiest season for exterior projects.

If you are planning any modifications to the exterior of your property, including decks, patios, landscaping changes, mini-splits, propane tank replacements, or other exterior improvements, please remember to review the Building Committee policies. Not all projects require an application submission. On the SD website and on TownSq, we have a list of maintenance items that are allowable without any submission, such as seal coating, minor rot repair, painting the exterior the same color or replacing shingles with the same type and color, among other items.

One common question we receive is whether projects require approval before obtaining contractor quotes or scheduling work. Owners are welcome to gather ideas, pricing, and contractor information before submitting an application and contractor information is required as part of the submission process. However, final approval should always be obtained before work begins or materials are delivered to the property. This helps avoid situations where projects may need revisions to comply with Building Committee policies and/or village requirements.

We also encourage owners to review contractor plans carefully before submission. Providing complete information upfront, such as dimensions, material details, and color selections, can significantly speed up the review process and help avoid follow-up questions or delays.

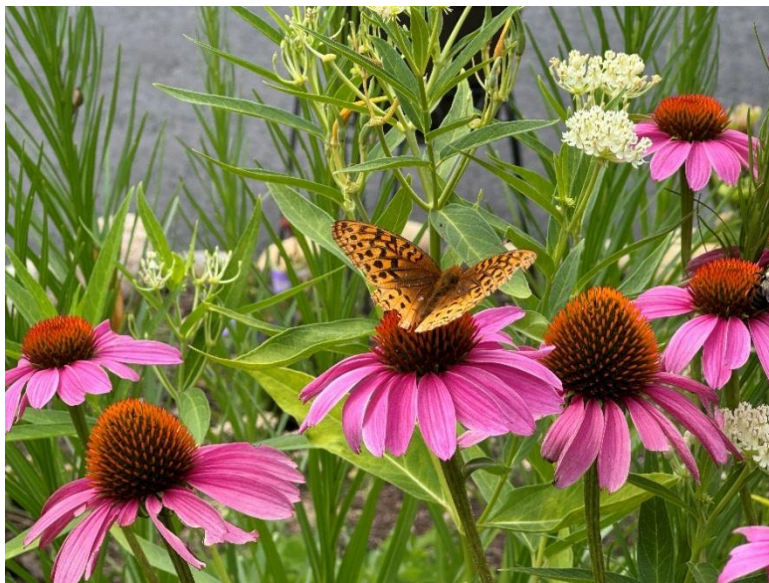
As a reminder, once a conditionally approved MRA or TRA project is completed, owners should notify the Building Committee so the project can be formally closed out. Depending on the project, a final review may be needed prior to closing the application. If you have recently

completed an exterior project and have not yet informed us that the work is complete, please let us know at your earliest convenience.

As always, the Building Committee's goal is not to make projects difficult, but to help maintain the character, consistency, and long-term value of the community while helping owners successfully complete their improvements. The Building Committee has been turning conditional approvals or revision requests to the submission within a couple days of receiving the application.

### [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.



Marie Starski

## **South Down Home & Garden Club**

The South Down Home & Garden Club kicked off our 2026 season with a well-attended meeting & Pot Luck on April 9th. We enjoyed a wonderful spread of food after a short meeting to walk through plans for the year. It was great to see so many returning members and new faces! The 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.

There are many wonderful activities & speakers planned for 2026 including NH Fish & Game returning for the 3rd year in June to present on Bobcats; a professional organizer teaching valuable organization skills; chair yoga and making Sage smudges, and a train ride planned for October to enjoy the foliage. Our December meeting is usually a show & dinner out to celebrate the holidays and end of the year. Dues for the year are \$25 payable in cash or by check, and some activities require members to purchase a ticket or pay admission. At the end of the year club members will vote on a charity to donate excess dues to.

The club is open to all and is a wonderful way to meet neighbors and make friends while enjoying interesting and fun activities. Please consider joining us in 2026!

For information, please contact:

Sande Ambiehl @ sandeambiehl@aol.com

Janice Forester @ janforester24@gmail.com,

Denise Baril @ fabnh@aol.com,

or Paula Judge @ phjudge@gmail.com



April Pot Luck



## South Down Boat Club

Boating season is in full swing and activity at SDBC has been bustling. Hard to believe that less than 2 months ago we were putting the finishing touches on the RR crossing project.

Thanks to Irwin Marine and D'Angelis Construction for completing the project on time and under budget. We'd ask that everyone be conscious of the landscaping stakes and markings while the seeding takes hold along the RR tracks. Given that we always have a challenge with parking, we ask that Golf Carts park on the established grass to allow cars to utilize the pavement parking. We'll be assessing the drainage and grading at the entrance to determine if further improvements are warranted.

Thanks to a suggestion from one of our members, we've installed a new, "white-noise" back-up alarm on the forklift to mitigate the impact of the forklift during times of high activity. Also, we invite everyone to take a look at the new flagpole installed near the dockmaster house.

Over the course of the last 6 years SDBC has completed a new rack design and layout, a new launch well installation, major repairs and overhaul on the slips; dockmaster house, RR Crossing, and our Fork Lift. Thanks to the SDBC Directors and the Team at Irwin Marine whose efforts and collaboration have been instrumental in the completion of these projects. The SDBC Board will now begin to focus on some more long-term discussions around insurance and capital planning strategies.

Sincerely-Dick Mariano, SDBC President



## South Down Geese Committee

### Geese Mediation - Successful So Far

Canada Geese activity along SDRA's waterfront remains at a minimum so far this year thanks to the introduction of volunteer Goosinator patrols and the installation of reflective Scare Tape lines and fencing over and around the lakefront ponds and across the beach stairs.

The first Canada Geese landed on the Greenbelt in South Down Shores during the last week of February. A flock of more than a dozen additional geese quickly followed. To avoid a repeat of the 2025 summer season where nearly 40 geese became comfortable along the Greenbelt littering the area with their droppings, damaging much of the grass and creating health concerns, volunteers and Goose Committee members acted.

In early March nine community volunteers joined Goose Committee Chairman, Tricia Mariano and SDRA Property Maintenance, Nick McNally in creating a grid of line reflective tape above the surface of the pond on the Greenbelt and the pond in Birchwood. A temporary fence was also installed. The effect was nearly immediate with the number of geese dwindling to only two regular visitors.

In addition to the new barriers, a remote control Goosinator has been introduced. The battery-operated scare-tactic displays colors considered

by the geese to be threatening and is proving successful in driving the remaining geese away. Continued and consistent use of the Goosinator along with the temporary use of the fencing and line is expected to encourage the geese to find other areas to feed, nest and raise their young.

Once committee members are confident this year's goslings have hatched and the growing geese population have established a home-base elsewhere, the fencing and lines will be removed. Given the success, the SDRA Council has extended the use of the fencing and line until the end of July. The lines across the beach stairs will also stay in place during this time with the hope that residents using the beach will unclip the lines while the stairs are in use and replace the lines once beach activity for the day is over. This prevents the geese from swimming up to the beach and climbing up the stairs.

Committee and Council members are trying to balance concerns over the appearance of the fencing and the lack of access to the pond with the positive impact the barriers have had on South Down's geese population.

Goosinator patrols will continue throughout the season. Currently 15 volunteers have been trained to take part in the patrols. Committee members are hopeful more volunteers will come forward so that the current level of four patrols a day can be maintained.

New volunteers can be trained quickly and need only to sign up for the number and time of sessions they are comfortable with. Each session takes between 30 and 40 minutes and may include visiting The Green, the beach and the Pond at Birchwood. Anyone 21 years or older who is interested in volunteering can contact Tricia Mariano at [triciamcgmariano@gmail.com](mailto:triciamcgmariano@gmail.com).

Goose Committee members want to thank the individuals listed below for volunteering their time to assist in the barrier installation and/or the Goosinator patrols. Their efforts have been instrumental in maintaining the beauty and safety of South Down's ponds, greens and beach.

#### THANKS TO

Steve and Sue Allen, Ray Boelig, Diane Brambilla, Doug Cranston, John DeChristoforo, Diane and Mark Doherty, Gil Fumald, Joel Gales, Linda

Johnson, Connie and Jim Kuekan, Dick and Tricia Mariano, Bev Murfitt, Jim Ryan, Bill and Tracie Stone, Alistair Wheeler.

The Geese Committee

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

*Special thanks to Janet Dome as she relocates to SC. We will miss her and appreciate all her help.*

## South Down Facilities Update

- Swale Area of Outerbridge and Davidson near Gables will be addressed.
- Kayak Steps are in place.
- Beach Stairs are in process. Given the high water level, the last set of steps can't be added until the water level is lowered.
- Split rail Fence – section in front of Daw Village has been replaced. Additional fences work is on-going.
- Golf Cart Parking Signs are in process.
- Handicapped Parking Signs at Beach House have been reinstalled.
- Beach Entrance Sign is in process of being updated and should be installed in the next week.
- Resurfacing Tennis/Pickleball Courts – Trees surrounding the courts were trimmed at the end of May. The problematic areas of the court fencing will be addressed during the resurfacing work in June. The courts will be closed for a few days. Timing is weather dependent.

Nick McNally

# South Down New Storage Association

## Progress and Next Steps

We are excited to announce that the storage unit project is moving forward. The Storage Committee has developed a budget for the storage unit project of \$1,882,500 with a purchase price of \$26,500 for each of the 72 storage units. The Committee is targeting completion of construction by the summer of 2027.

On April 16, 2026, the New Hampshire Attorney General's office issued a certificate of exemption for the new storage facility condominium. This means the condominium does not need to be registered with the Consumer Protection and Antitrust Bureau of the Attorney General's office, which saves significant time and expense.

The SDRA Council approved the form of Purchase and Sales Agreement for the storage units on April 18th and we are in the process of signing binding Purchase and Sales Agreements with those members who have reserved units. The Purchase and Sales Agreements are contingent on a financing commitment for non-recourse financing as to SDRA. In addition, the Agreement reserves the right to form a special purpose entity to develop the Condominium and undertake the financing in order to ensure SDRA is not liable for the project costs.

The Committee has had initial discussions with two different lenders on potential financing for the project. Once there are a sufficient number of signed Purchase and Sales Agreements in place, the Committee can then move forward with selection of a lender and finalizing the terms of the project financing. The buyer deposits will be held in an escrow account with the lender and applied toward interest payments on the loan and to the construction costs prior to any loan funds. The financing will be secured by a mortgage on the storage unit project and the buyer deposits.

As the project has moved into the P&S agreement phase, a small number of members who had previously reserved units have decided to withdraw. As a result, we currently have limited storage unit availability remaining. If you are interested in obtaining a unit or would like additional information, please reach out to the Storage Committee (sdra.storagefacility2@gmail.com) to discuss availability and next steps.

The Storage Committee

Pierre Brennecke, John DeChristoforo, Chris Lorrain, Dave Ricthie



## South Down Security and Safety Committee

Dear South Down Community Members,

Summer is around the corner, and we are sure everyone is looking forward to a wonderful season by the lake and all that our beautiful Lakes Region has to offer.

Security personnel began their schedule Memorial Day weekend. Be sure to say hello and welcome them to our community.

Rules are not intended to be punitive but to provide a safe and enjoyable community and deter harmful behavior. It is our sincere desire to never have an infraction. We do encourage you to report any concerns you may have. It takes the entire community to maintain a safe environment.

We would like to point out some significant rules and enforcement actions which are in place.

### ***Security Reminders***

1. **Golf carts must be registered. The issued decals with the yearly tag affixed to the decals must be displayed on both the front and back of your golf cart.**

You can read all of the golf cart rules at [2026 Golf Cart Rules and Regulations](#). This registration grants permission to operate the golf cart on SD roads. The registration tags and golf cart numbers must be affixed to the golf cart. The same is true of a handicapped sticker which must be displayed on the lower right of your golf cart window. Contact Evergreen Management if you need to make certain you have this paperwork completed.

2. To operate a golf cart, one must be a licensed driver and must comply with any and all restrictions included on their license. **ONLY** licensed drivers may operate a golf cart under all circumstances.

3. Please take note of the following addition to the golf cart rules.  
*"I understand that by signing these Golf Cart Rules and Regulations that any person operating or a passenger on my golf cart is required to identify themselves when requested by authorized agents of SDRA. Failure to comply could result in revocation of my golf cart privileges".*  
Helpful hint: You may not have your driver's license or identification on your person but take a photo and have it on your phone and that will suffice, if needed.

4. Rules of Operation for Golf Carts:

\*Golf carts must comply with all NH State Statute traffic rules.

\* Golf Carts must obey all speed limit and traffic signs.

\* Golf Carts must reduce speed and/or yield when approaching pedestrians, who always have the right of way when safe to do so.

\* Golf Carts must yield to oncoming motor vehicles and vehicles approaching from the rear.

\* Any operation of a Golf Cart following alcohol consumption by operators below the legal drinking age (21) is strictly prohibited.

\* Golf Carts must adhere to the South Down Recreation Association quiet hours from 10 pm – 7 am

\* Hours of Operation – Operation of a Golf Cart by any person **under the age of 18, between the hours of 12 AM and sunrise is prohibited.**

Violations/Fines:

\*Failure to register Golf Cart – All carts must be registered by April 1st of each year. Any cart found not to be properly registered for the current operational season and operating on any road in South Down will result in a \$250 fine. (Without South Down permission, you are in violation of the law).

\* A violation of any of the Golf Cart Rules and Regulations will be assessed to the registered owner of the Golf Cart as follows:

- 1 st Violation: \$100 Fine
- 2nd Violation: \$250 Fine
- Any further Violations will result in the revocation of Golf Cart Privilege from SDRA for no less than one year.
- The above order of sanctions may be bypassed based on the nature of the offense.

5. Underage drinking is not acceptable in any circumstance on South Down property. The Laconia Police will be called in all instances.

**South Down Beach Reminders**

It has been a long, cold winter, but the snow is gone, the flowers are blooming, and the trees are full of leaves. We know everyone is eager for the warm weather and the start of beach season!

We would like to introduce our beach monitors for this year and remind everyone of the beach rules.

Ella, Asher, and Joseph will be our beach monitors this season. Ella is returning for her third year, Asher for his second year, and we are excited to welcome Joseph for his first year. They will be greeting residents and checking everyone in throughout the summer.

Please be mindful of the following beach rules:

- No lifeguard on duty. All persons using the beach and swimming area do so at their own risk.
  - Smoking is strictly prohibited.
  - Please dispose of all trash in the receptacles provided.
  - Do not tie, attach, or secure any object to the swim lines.
  - Glass containers and glass items are strictly prohibited.
  - Fires, fire pits, and grills are not permitted at any time.
  - Pets are not allowed on the beach or in the water.
  - Only one-person flotation devices are permitted. Paddleboards, kayaks, and similar watercraft are prohibited within the designated swim area.

The Council updated the rule and it reads as follows so *please do not even bring these large mats or flotation devices to the beach area.*

*Only single person beach/pool flotation devices are allowed at the SDRA Beach. There shall be no attaching onto the swim line at any time or allowed in the swim area (Section 10 Rules and Regulations Addition)*

- **Kayaks, Canoes, and Paddleboards:** **The Council updated rule is as follows:** *“Only Kayaks, Canoes and Paddleboards may be launched from the launch ramp located near the storage racks only. No other type of flotation device or watercraft may be launched anywhere along the SDRA owned shorefront and are not allowed in the in the swim area or tied to the swim line” (Addition to Section 23 of Rules and Regulation)*

If you are renting your unit, you must register your renters with Evergreen Mgt. Co. and comply with your village requirements as well as the City of Laconia Ordinance. Evergreen Management will issue a guest pass for the renters and their names will be on the list for the beach monitors. If their names are not on the list, they will not be allowed onto the beach.

Our beach crew wishes everyone a safe, fun, and wonderful summer!

### **City of Laconia Fireworks Ordinance**

Just a reminder for you that the City of Laconia passed a Fireworks Ordinance. **This does apply to our community as well.**

*§ 150-3. Restrictions on display of permissible fireworks. [Amended 10-10-2023 by Ord. No. 2023-150-2/150-3 ] It shall be unlawful for any person, within the boundaries of the City of Laconia, to ignite fireworks Monday through Thursday of any given week, with the exception of July 3 of each year and federal holidays. Further, it shall be unlawful for any person, within the boundaries of the City of Laconia, to ignite fireworks past the hours of 10:00 p.m., until 12:00 noon the following day, on Friday, Saturday and Sunday of any given week*

You can read the full ordinance here [City of Laconia Fireworks Ordinance](#).

In short, fireworks are prohibited Monday through Thursday except for July 3<sup>rd</sup> and on Federal Holidays. Fireworks shall be prohibited on Friday, Saturday and Sunday from 10:00pm until noon of the following day.

### **Seasonal Campfire Permits and Daily Fire Danger Alerts**

A seasonal campfire permit is required to have a wood-burning firepit in your yard. You can obtain a permit at one of the Laconia Fire Department stations either at Central or Weirs Beach. You can also obtain them online. You can click on the following link for all of the information you need to know:

<https://www.laconianh.gov/709/Permits-and-Inspection-Guidelines>

Last year we received numerous reports of campfires during high fire danger times. You can sign up for daily fire danger reports through the Division of Forests & Lands' by signing up for their daily email at <https://www.nhdfi.dncr.nh.gov/forest-protection/daily-fire-danger> .

### **Electric Scooters and E-Bikes**

We have seen an increase in the use of electric scooters and bikes. We want to encourage safety to all who enjoy them. E-scooters are very hard to see. Please emphasize this with your children so they are aware of their surroundings and can be mindful that they are not always seen.

Please also encourage scooter and bike users to follow all of the rules of the road, use proper entrances/exits, and be mindful there is a lot of

traffic during the busy season especially in the Greenbelt parking area and at our main intersections are very busy. Stop at all intersections. We want all to have a safe and enjoyable summer.

Here is a helpful list of safety reminders for e-scooter usage. [E-Scooter Safety](#)

### **Contact Information for Emergencies and Security Issues**

Please make sure you have these numbers readily available for your use.

#### **South Down Security**

The SD Security and Safety Committee has secured A. White Security, LLC to provide security. We will have weekend coverage and random days and times during the week. They will patrol, deal with minor issues, provide us with a log so we are informed of activity, and of course, if necessary, they would elevate an issue to local law enforcement.

The Security phone number is **603-726-0082** if you require their services when they are on site.

#### **Emergencies:**

**If you have a serious matter which requires immediate attention and law enforcement assistance, please contact the Laconia Police Department at 603-524-5252 or 911**

#### **Non-Emergency Contact Information**

We also depend on information from residents to address security and safety concerns. If you have a concern, please provide as much information as possible to **Evergreen Management, 603-527-8147 or send an email [RKingston@evergreenmgt.com](mailto:RKingston@evergreenmgt.com)** Photographs, golf cart numbers, location and time of the incident is all helpful information. But in the event of an emergency, please call law enforcement.

Thank you for your cooperation. We hope everyone has a safe and fun summer. Please help us in encouraging civil and respectful behavior.

*South Down Security and Safety Committee*

Terri Donovan, Co-Chair [terridd@metrocast.net](mailto:terridd@metrocast.net)

Jan Burkhardt, Co-Chair [janburkhardt@msn.com](mailto:janburkhardt@msn.com)

## South Down Long Bay Directory

We will be finalizing the files for the next printed directory in the next few weeks. It is critical that Evergreen has your correct information. Many of the groups within the communities use the directory database to send emails throughout the year. Without correct email addresses in the system, you are at risk of missing important communications. If you choose not to have your information published, please contact your Council Representative, Boat Club or Storage Unit President directly to be sure to have your email addresses included on their distribution lists. Please remember to send updated information to [sdlbdirectory@gmail.com](mailto:sdlbdirectory@gmail.com), and [Rkingston@evergreenmgt.com](mailto:Rkingston@evergreenmgt.com).

Tricia Mariano



**2026 GOLF CART REGISTRATIONS** – Long Bay and South Down – Do not drive your Golf Cart in either South Down or Long Bay without the 2026 Registration tags or you will be subject to penalties.



**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.



**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.



### **Canoe/Kayak Racks**

SDRA canoes and kayaks racks are currently full, but we are maintaining a waitlist for new requests. Contact Evergreen Management to be placed on the waitlist. SDRA users are required to remove their crafts each year for the winter by the Tuesday after Columbus Day.

LBHOA – There are currently a few racks available on a first come first serve basis. Please contact Robin Kingston ([Rkingston@evergreenmgt.com](mailto:Rkingston@evergreenmgt.com)) for more information.



**Dogs Must be leashed at all times.** Please be a responsible and immediately clean up after your pet and dispose of properly.



PEDESTRIAN; BICYCLE AND VEHICLE SAFETY

- \* When walking on the roads please keep to the side as much as possible to ensure you are not stopping traffic by taking up more space than absolutely necessary. Always walk facing the oncoming traffic.
- \* Bicycles and Golf carts must be ridden/driven on the same side as the direction of traffic flow, bicycles should be single file.



**ANNUAL MEETINGS** - We are currently booking the SDR Beach House & LBHOA Club House for the 2026 Annual Meetings on a first come first serve basis. Call us to ensure a date is available for your meeting.



## **Annual Meeting Dates**

**SDRA Meeting: August 1st on the Greenbelt**

**LBHOA Meeting: August 22<sup>nd</sup> at the Belknap Mills**



**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, mailing address, phone, and email contacts.

\*\*\*Owner and New Owner Update Forms are now available to complete and submit online on both the Southdown and Long Bay HOA Websites as well as on Town Sq.\*\*\*



**Exterior Changes** – If you wish to make any changes to the exterior of your property including installing a satellite dish, patio, deck, tree removal etc. you must first obtain written permission from your Association and then file an application with the SDRA Building Committee, the Long Bay HOA Building Committee or Tree Committee whichever is applicable through Evergreen Management so that approval may be given. No work is to commence until approval is received.



**Fire Pits** – Fire Permits are required by the State of New Hampshire and may be obtained from the Laconia Fire Department. LBHOA and SDRA owners planning to use wood burning fire pits must first obtain a seasonal fire permit from the LFD and follow all rules and requirements. Seasonal fire permits can be obtained at no cost by calling the LFD at 603-524-6881. Propane fire tables do not require a seasonal fire permit as they are considered appliances and follow the same rules/ guidelines as propane gas grills. Please check with your village for allowance, permitting and applicable rules. Long Bay residents please refer to the additional approval requirements as listed on the Long Bay website.



**ENTRY GATE ACCESS: KEYPAD Codes & RFID Tags** - Access codes and RFID Tags are available through Evergreen Management. Please contact Robin Kingston -([Rkingston@evergreenmgt.com](mailto:Rkingston@evergreenmgt.com)). RFID Tags are \$10 each for SDRA/LBHOA residents by check payable to SDRA. Short term vendor codes are available upon request.

If you have a delivery scheduled, please be sure to provide the monthly vendor gate code for gate access.

Everyone with a RFID tag enters in the right lane. Vehicles in the left lane entering a gate code have the Right of Way.

Anyone who causes damage to the entry gate will be charged for damage repairs.



**Violations & Fines** - Owners found to be in violation of the Declaration, By-Laws, or the Rules of Regulations of either association are subject to the Violation & Fine process which is posted in the Governing Documents.



**EVERGREEN MANAGEMENT OFFICE & On-Site Drop/Pick Up Box** – Our office is located in Gilford at 14 Country Club Rd., Suite 6. Linda Hersey is retiring this summer after several years of service to the communities. Management will be seeking a replacement for Linda however we ask you to have patience as this undoubtedly take especially in the summer season Robin continues to be active in the communities and provide great services. If you would like to meet in person, please an appointment (603) 527-8147 or email ([Rkingston@evergreenmgt.com](mailto:Rkingston@evergreenmgt.com)). Management will be happy to accommodate you. Please note the office is not staffed full time.

To make it more convenient for you to obtain golf cart tags, vehicle tags and forms, or leave items for Evergreen Management Group for South Down or Long Bay, there is a drop off and pick up box location at the pavilion off Recreation Drive in South Down where the newspapers are located.

Here's to a great season!

**Robin Kingston, CMCA**  
**Senior Property Manager/SDRA Team Leader**

**Evergreen Management Group**  
**14 Country Club Rd. Suite 6**

Gilford, NH 03249

(603) 527-8147

## *Community Websites*

There are websites with useful information for both communities:  
[www.sdshores.com](http://www.sdshores.com) and [www.longbayassociation.com](http://www.longbayassociation.com)

Please help keep the information current by sending along updates to the village and single-family home [southdownwebmaster@gmail.com](mailto:southdownwebmaster@gmail.com) or [longbayassociation@gmail.com](mailto: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](mailto:southdownclassifieds@gmail.com).

## **Important South Down Dates**

### **South Down Executive Committee/Council Meetings**

- Saturday, June 6, 2026 – Full Council – 9:00 AM (Zoom)
- Tuesday, July 21, 2026 - Executive Committee – 5:30 PM (Zoom)
- Saturday, August 1, 2026 - Annual Meeting - 9:00 AM Greenbelt

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.

## Recreation Events Schedule

Happy summer neighbors! The South Down Shores recreation committee has many activities planned for you this season. Look for more information in your email and on Facebook. Can't wait to see you all there!



### South Down Shores Recreation Committee Schedule of Events 2026



<b>Date</b>	<b>Event</b>	<b>Time</b>	<b>Location</b>
Saturday, June 20	5K Walk	9am	South Down
Friday, June 26	Long Bay/South Down Social**	6pm	LB Clubhouse
Saturday, June 27	Fireworks*	Dusk	Green Belt
Saturday, July 4	Golf cart parade**	10am	Water tower - LB
Saturday, July 11	Tennis Tournament	9am	SD & LB Tennis courts
Saturday, July 18	Youth Basketball Tournament	TBD	Basketball courts
Saturday, July 25	Concert - Emily's garage band*	6-9pm	Green Belt
Saturday, August 1	Ice Cream Social*	3-5pm	Green Belt
Saturday, August 8	Cornhole Tournament	6pm	Green Belt
Saturday, August 15	Movie night	Dark	Green Belt
Friday, August 21	Long Bay/South Down Social**	6pm	LB Clubhouse
Saturday, August 29	Pickle Ball Tournament	9am	SD & LB Tennis courts
Saturday, September 5	Concert - Spellbound*	6-9pm	Green Belt
Sunday, September 6	Toddler Olympics	9a-12p	Green Belt
Saturday, October 24	Trunk or Treat	4-6pm	Green Belt

\* Signature event (Don't miss this!)

\*\* Long Bay sponsored event

Note: Times and dates are subject to change and activities are weather dependent

## Long Bay Social Committee News

Hello everyone!

The Long Bay Social Committee welcomes everyone to join us in some fun events planned for this upcoming summer season.

Listed below are the events currently scheduled, with additional ones to be added as the summer progresses. Some of these events are for Long Bay residents only, due to our smaller space for hosting certain events. We plan to email reminders to the entire community, with details included, about the upcoming event as time gets closer to that scheduled event. Please check your emails from Evergreen for these announcements.

In addition, this year we have decided to involve our Associations with some local community charity collections as part of our events. Of course, participation is entirely voluntary, but as a united group, we can make a positive impact in our Lakes Region community by participating in some outreach. Thank you in advance!

### 2026 Events

**Friday June 26@ 6PM:** Long Bay/South Down Social - Picnic Theme (SD/LB Fireworks are 6/27)

**Saturday July 4 @ 10 AM:** Long Bay/South Down Golf Cart Parade and can collection for food pantry (we will be honoring our Associations' Veterans during this event; details to follow)

**Sunday, July 19 @1-3PM:** Long Bay Family Fun Activities & National Ice Cream Day Celebration (Long Bay residents)

**Friday, August 21 @ 6PM:** Long Bay/South Down Social Event

**Saturday, Sept 26 @5 PM:** Long Bay End of Summer Social Event (Long Bay residents)

There will be Coffee Time with Frank on **Friday Mornings** for Long Bay residents (details coming)

Mahjong at the Long Bay clubhouse on **Monday mornings** for Long Bay and South Down (details coming)

Thank you, Donna Harris & Susan Reilly

## SHORELINES

Feedback or questions regarding the newsletter,  
please contact us.

Gloria Gaito and Tricia Mariano

[ggaito0219@gmail.com](mailto:ggaito0219@gmail.com)

[triciamcgmariano@gmail.com](mailto:triciamcgmariano@gmail.com)

## Resident Activities

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




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**Southdown dry berth for rent. Available 2026 and 2027.** \$3000 for 2026 season (including winter storage). Contact Reg Strout.Reg@gmail.com or 603-369-1537

**2019 E-Z-Go Model RXE Elite Golf Cart for Sale.** Purchased new from Five Star Carts in Laconia 2 years ago for more than \$10k. Less than 100 hours on it. Garaged during winter. White with cream-colored seats. Electric Lithium 2.2 Battery Pack. 48v AC Motor and Controller. LED Head and Tail lights. 12" Aluminum Wheels. Very quiet. Profit Rear Seat. Canopy Top and Windshield. Side Mirrors. Zero maintenance needed during winter months. Price is \$6900 or best offer. Email Robert at robertronstadt@gmail.com

**Large Storage Unit and EZGO Golf Cart Combo Deal:** Package deal for a 15x10 large South Down Shores storage unit and an EZGO golf cart. The golf cart is a 2014 EZGO RXV with upgraded wheels, cup holders, flip down rear seat with cooler compartment. Works as it should, batteries hold a charge and have the automatic watering system. \$29,500 or best offer. Call or text Jason 603-315-1378

**Dry rack and boat for sale:** Bottom dry rack (A4A) and Berkshire tri toon pontoon boat model 230CI STS year 2015 with very low hours. 115K. Contact by phone or fax 978 437 7172 or email dpac419237@aol.com Dale

**Cash buyer for Long Bay Boat Dock:** 16 year resident of Long Bay looking to purchase a boat dock in Long Bay. Cash Buyer for quick close and open to creative options for delayed transfer of property at the end of the 2026 season. If you are considering selling your house and have a dock, please consider this option. Trying to take maximize the few remaining boating summers before kids go to college. Call or text Mike, 978-502-2785. Thank you.



Linda will be retiring in mid-July.  
Thank you, Linda!

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