



(Photo Credits to Marie Starski)

SHORELINES

Letters from the Presidents

Hello South Down,

As we move through the quieter months of the year, South Down continues to enjoy the beauty and activities that winter brings. Skiing, snowmobiling, and snowshoeing remain popular throughout the region, and once again this year, the dog sled racers came across the greenbelt—a wonderful and lively sight for anyone who caught it. Before long, warmer days will return, the trees will leaf out, and activity in the community will pick up as more residents come to enjoy the season.

Independence Day Fireworks – June 27, 2026

This year's fireworks are scheduled for the weekend *before* the Fourth of July—**Saturday, June 27, 2026**. The celebration will be especially meaningful as we mark **250 years**. More details will be shared later this spring.

Evergreen Management – Expanded Payment Options

With the financial transition to Evergreen Management, residents now have additional ways to pay dues. Later in the year, we anticipate expanding these options even further to include additional types of payments.

Beach Sand Replenishment Permit

We have begun the required paperwork with the State of New Hampshire to secure a permit for beach sand replenishment over the next five years. Permits for this type of work are limited, and the approval process can take some time, but the steps are officially underway.

Welcome to Our New Executive Committee Members

We are pleased to welcome several new faces to the Executive Committee—always a positive sign for South Down’s continued growth and representation:

- **Tricia Mariano** – Secretary, SFH
- **Jim D’Agostino** – Director, Beach Club
- **Gloria Gaito** – Director, Bay Hills

We appreciate their willingness to serve and look forward to the perspectives they will bring.

Long Bay Road Easement Update

The Long Bay Road Easement lawsuit has been filed with the court after the parties were unable to reach a resolution. However, a recent meeting among the parties has taken place, with more scheduled. We remain hopeful that continued discussions may lead to an agreement.

I’ll keep this message short and sweet. I hope everyone has enjoyed a pleasant winter and is looking forward to a wonderful summer here on the lake.

Regards, James

James Wason

SDRA, President

Hello Long Bay Neighbors!

Message from the Outgoing President

As I step down from my role as President of the Board of Directors, I want to take a moment to reflect on what a genuine privilege it has been to serve this community over the past several years.

Although I regret that I am unable to complete my full term, I am looking forward to spending more time in warmer weather in the South. Even so, leaving this position — and this community — is bittersweet.

I would like to extend my sincere appreciation to my fellow Board members for their dedication, collaboration, and steady support. The Board is in excellent shape, and I am confident that it will continue to guide the community thoughtfully and effectively in the years ahead.

To all my neighbors and friends: thank you. It has been a pleasure participating in the many activities and events that make this such a vibrant and beautiful place to live. The friendships and memories I've made here mean a great deal to me.

With gratitude and warm regards, I say goodbye for now — and I hope our paths will cross again.

Mark Bodenstab

Message from the Incoming President

I am honored to assume the role of President of the Board of Directors and appreciate the confidence placed in me. I would also like to thank our outgoing President for his years of leadership and service to the community.

There are many positive developments underway. Over the past year, we have successfully completed a number of important projects, and additional improvements are currently in progress through the winter months and into the spring.

We look forward to the completion of the lower court renovation, including the addition of pickleball courts, which will provide an excellent new recreational amenity for residents. Construction has also begun on the new staircase leading to the pool area. Our goal is to have it installed and ready in time for the spring pool opening.

Despite a very cold and snowy winter, the season has also brought a certain beauty to the community. As we move toward spring, we are optimistic and excited about the months ahead.

We look forward to seeing everyone back in the spring and enjoying all that our community has to offer.

Thank you.

Doug Petersen

South Down Building Committee

As we have transitioned from an extended period of extreme cold, the Building Committee would like to share several policy updates and seasonal reminders. All policies referenced below are available in full on TownSq and the association website (<https://www.sdshores.com/>). Residents are encouraged to review them carefully.

Newly Updated and Adopted Policies

The following policies have been implemented or revised over the last several months:

- Minor Repair Application (MRA) Policy: Included in the update is a more comprehensive list of routine maintenance items that no longer require submission of an MRA. Residents should review the updated policy before starting any exterior work. If you are in doubt, please contact the Building Committee for CONFIRMATION.
- LP Propane Policy: The LP Propane Policy has been updated. Any future propane installations must meet the requirements set forth in this policy. Residents considering installation should review the policy carefully.
- Solar Panel Policy: A New Solar Panel Policy has been put in place. Residents interested in installing solar panels on their roof must follow

the requirements outlined in the policy, obtain required approvals in advance, and comply with all City and State requirements.

Post-Winter Exterior Inspection Reminder

Following a prolonged period of extreme cold, we advise residents to perform a visual inspection of exterior areas around their homes. Winter conditions can create or worsen small issues that are easier to address when identified early.

Please review the following areas closely:

- Roof shingles and flashing
- Siding, trim, and exterior caulking
- Deck boards, stairs, and railings
- Window and door seals
- Foundation areas for cracking or water pooling
- Exterior vents and exhausts to ensure they remain clear and unobstructed

Thank you for your continued cooperation in maintaining the community. Adhering to policies and addressing maintenance proactively helps preserve property values and ensures a safe and well-maintained environment for all residents.

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.



The SD Building Committee is always seeking new volunteers.

Contact Steve Allen for more information.

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 as well as 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.

To wrap up 2025, members enjoyed our annual Holiday outing in early December with dinner at Harts Turkey Farm followed by a private screening of “Wicked: For Good” at BarnZ’s in Meredith. Members brought along canned goods for **Restoration Acres Farm** in Meredith, donating 3 cases of canned goods.

Club members voted to make our 2025 charitable contribution to **St Vincent De Paul**, with funds earmarked for their **Children’s Foundation** which provides assistance with the day-to-day needs of children in the local school system by working closely with the school nurses, guidance counselors, and childcare centers. A check for \$1,000 was presented to **St Vincent De Paul** in Laconia on December 18th.

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** – our first meeting of 2026 will be on Thursday, April 10th.

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

Restoration Acres Farm Donations



St Vincent De Paul Donation



**6 Ton Vehicle SDRA and
LBHOA Road Weight Ban
is in effect starting
March 9th through TBD. Watch
for an update from Evergreen.**

South Down Boat Club



(Photo Credit to Marie Starski)

The 2026 Winter Season has certainly taken hold. The weather has set the stage for a season of great skiing, snowmobiling, and ice fishing. The Alton Bay ice runway broke the record for seasonal landings in mid-February! Normally, we'd expect ice-out to be declared early to mid-April. I'd expect 2026 to definitely be on the later side this year.

We have completed the railroad portion of the railroad crossing project. Unfortunately, early cold weather eliminated the opportunity to complete the rubber flashing along the crossing and the paving portion of the project. Contractor will return in early Spring to complete those elements as well as finish landscaping and flagpole installation. The 2026 boating package and user fee invoices will be **going out w/o 2/23**. Irwin is working diligently to fill the void left by Carol Downing's passing (RIP). The job posting went up in early February. Irwin received 170 responses. We'll keep the membership informed once a candidate is chosen. Bruce Wright and Tim McClare will cover as the contact in the interim.

Finally, SDRA is still looking for volunteers to work on assessing a No Wake zone from the beach to beyond the Boat Club. Please submit your name to James Wason/Robin Kingston if interested. Enjoy the rest of your winter and dream of warm weather ahead.

Sincerely-Dick Mariano



South Down Geese Committee

Call for Volunteers:

Have Some Fun Managing the Goose Population

With spring approaching here in the lake's region, residents can anticipate warmer temperatures, budding trees and blooming flowers. The season also marks the likely return of South Down Shore's population of Canada Geese.

Members of the SDRA Geese Committee are confident this year's population will be far lower than years passed, thanks, in great part to the arrival of *The Goosinator*, a fierce looking remote-control device designed to effectively and humanely chase off the unwanted birds.

Measuring nearly four feet long and two feet wide, the bright orange, black and white contraption is designed to mimic the threatening behaviors of natural predators making it possible to chase the geese off from a safe distance. The Goosinator's light weight, specially formulated durable foam construction and polycarbonate underbelly enables it to travel smoothly across grass, snow, water and sand. It is operated in much the same way as a remote-control toy car.

Exactly how affective the Goosinator will be depends on one major variable: the successful development of a team of Goosinator Pilots— individuals from the community willing to volunteer their time on a weekly basis to put the Goosinator to work chasing geese away from the green belt, the pond and the beach.

Geese Committee members are hopeful enough residents will be willing to join the effort knowing that by taking on the task of managing the geese population, they will be helping to maintain the beauty and safety of South Down Shores and have fun doing it.

Volunteers will be asked to view an introductory video, participate in a 30-minute hands on instruction session and take a few practice-runs before taking on the geese. Once skilled at handling the Goosinator, team members will then schedule times to operate the machine and chase away the gathering geese.

Exactly when patrols will begin, how often sessions will be needed and how long patrols will continue depends in great part on the arrival time of the geese and the frequency and consistency of the patrols. Current expectations include a patrol start date of early April – before geese begin nesting.

While length of patrol shifts may vary, volunteers can expect to spend between 30 to 45 minutes per shift. The frequency of

patrols will also vary. Committee members expect frequent daily sessions will be needed for the first few weeks of spring but will taper off as the summer months approach and the geese become frustrated, begin to realize South Down Shores is not a welcoming destination and move on.

The Goosinator has been used successfully by numerous municipalities, golf and tennis clubs and residential communities since its introduction more than a decade ago and members of the SDRA Geese Committee are optimistic that, with the help of dedicated community members, it could be the answer to addressing South Down Shore's growing geese population.

If you are an adult resident of South Down Shores willing to dedicate some time to aiding the community by becoming a Goosinator Pilot, please contact Tricia Mariano at triciamcgmariano@gmail.com. You do not need to commit to every day; we just need you commit to the times you choose.

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

South Down Facilities Update

Calming Island Incident (Jan 9, 2026) - A vehicle ran over the calming island, damaging landscape lighting. Temporary ground boxes installed; permanent repairs scheduled for spring thaw.

Pond Fountain - Rebuilt due to lightning-related capacitor damage; will be ready for spring.

Trash Can Removal Recreation Drive Can - removed due to misuse (household trash, dog waste overflow). After removal, a large bag of dog feces was left at the site.

Ongoing Maintenance

- Gate reset after malfunction.
 - Catch basins & hydrants cleared after storms.
 - Beach stair railings being replicated by East Coast Welding.
 - Spring projects include split-rail fencing, temporary frog pond rope fencing, trailer parking reorganization, greenbelt/golf cart path review, and resealing tennis/pickleball courts.
-

South Down Security and Safety Committee

Hi Neighbors,

Spring is just around the corner. We are gearing up for the season to provide security services and beach monitors.

Security and Safety

Security for the upcoming season will be provided by a new agency. Our prior vendor was unable to continue due to staffing considerations. We are looking forward to finalizing plans and being able to provide coverage for additional shifts.

Golf Cart Registration

Just a reminder that golf cart registrations are due before April 1st.

Beach Monitors

Beach monitors are being secured for the upcoming season. We look forward to many great beach days!

We will provide more updates and information as we get closer to the season.

Thank you.

Terri and Jan

South Down Security and Safety Committee

Terri Donovan, Co-Chair terridd@metrocast.net
Jan Burkhardt, Co-Chair janburkhardt@msn.com

South Down Long Bay Directory

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 distribution lists. Please remember to send updated information to sdlbdirectory@gmail.com, Lhersey@evergreenmgt.com and 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. South Down’s Deadline: March 31st Long Bay’s Deadline: April 30th



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 Linda Hersey at Lhersey@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/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 SDRA 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.



2026 ANNUAL MEETING DATES

SDRA Annual Meeting – August 1st on the Greenbelt – 9 am

LBHOA Town Hall Annual Meeting – June 13th LB Clubhouse – 9 am

LBHOA Annual Meeting – August 22nd Belknap Mill – 25 Beacon St. East, Laconia – 9 am



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.*****



TOWNSQ. WEBSITE – Secure Website - Designed to help you connect, collaborate, and stay up to date with everything happening in your community. This is where you will find all Association related documents. 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. Please note if you own within a Village managed by Evergreen Management Group you would need to register with both the Village and SDR and then you are able to connect your accounts.



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 SDR 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 SDR 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 Linda Hersey at (603) 527-8147 or by email at Lhersey@evergreenmgt.com for arrangements. RFID Tags are \$10 each for **SDR/LBHOA** residents by check payable to SDR. 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 however the office is not staffed full time. Linda and Robin continue to be active in the communities and provide the great services. If you would like to meet with either of us in person, please contact us directly to make an appointment (603) 527-8147

(Lhersey@evergreenmgt.com or Rkingston@evergreenmgt.com) and we will be happy to accommodate you.

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 spring and summer season!

Robin Kingston, CMCA
Senior Property Manager/SDRA Team Leader

Linda Hersey
Assistant Property Manager/Community Administrator

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 and www.longbayassociation.com

Please help keep the information current by sending along updates to the village and single-family home southdownwebmaster@gmail.com or 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.

Recreation Events Schedule (so far)

Saturday June 27

4th of July fireworks.

Food trucks at 6pm, fireworks at dusk

Saturday July 25

Emily's Garage Band in concert at 6pm

Saturday August 1

South Down Ice Cream Social at 3pm

Saturday September 5
Spellbound in concert at 6pm

Important South Down Dates

South Down Executive Committee/Council Meetings

Tuesday, March 24, 2026 - Executive Committee – 5:30PM Zoom

Saturday, April 18, 2026 – SDRA Council – 9:00 AM – Zoom

Annual Meeting – Saturday, August 1, 2026 – 9 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.

SHORELINES

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

Gloria Gaito and Tricia Mariano

ggaito0219@gmail.com

triciamcgmariano@gmail.com

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		



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- **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.**
 - **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 maximize the few remaining boating summers before kids go to college. Call or text Mike, 978-502-2785. Thank you.

- For Sale - 2012 24-foot Searay Sundeck bowrider: 10 passenger with Mercury 5.0 engine - Navy and white - excellent condition - detailed yearly - low hours - on Long Bay lift Summers and heated winter storage - 33,500 - Ken 603 387 0613 or ktaylortms@gmail.com

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ASSOCIATE BROKER
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