



SHORELINES

Letters from the Presidents

Hello South Down,

It's that time of the year, the days are getting shorter, the kids and grandkids are back at school, and South Down starts to slow down with hopefully a beautiful fall to enjoy.

I would like to thank everyone for attending the annual meeting and for all the positive feedback about having a moderator. I also want to thank Ted Gaskamp (SFH), who first suggested the idea. I wasn't entirely sure about it at first, but after giving it some thought, it made sense and seemed like a good approach. With some time and effort, we eventually found the right person. Peter Imse from Bow, NH had the experience and skills we were looking for, and he did an excellent job. The plan is to invite Peter to moderate again next year.

As everybody is aware, Robin Kingston and Evergreen Management have parted ways, and this is a loss for South Down. Robin's history with the community, her familiarity with people, and the institutional knowledge she built over more than ten years in this position will be missed. We will miss

Robin and wish her all the best. Evergreen Management has provided Leah Borla as the new property manager for South Down. I have met Leah online and in person and in talking with her, I think her background and experience will be a good fit for South Down. Again, I am cautiously optimistic about moving forward. Later in the fall we will schedule time with Leah for a meet and greet.

Just a word of support for the work that Nick has been doing to keep South Down updated and looking good.

It's good to see the Greenbelt, Beach, Boat Club and Courts being used to the full extent with people enjoying the amenities that South Down has to offer. The number of golf carts has nearly doubled this year and that is great, but we all need to follow the rules and keep everybody safe and accident free.

Enjoy the fall and I wish the best to you all, your family and friends.

James Wason
SDRA, President

Hello Long Bay Neighbors!

Over the last year, we have executed three material and expensive projects: repaving Outerbridge Drive, replacing our pool steps and replacing our Pickleball courts. These initiatives were implemented effectively, thanks to our vendors and our board oversight (with a special thank you to Peter). These projects also absorbed a significant amount of Board bandwidth over the year. Fortunately, I am happy to report that all three projects were extremely successful, and we will enjoy them for years to come. I am also thankful that we were able to come to terms with South Down on the financial contribution for the two road easements. As a community, we are stronger when we work with South Down on common interests. While there were some bumps in the road over the last year, overall, we made some good progress towards improving our community.

I would like to outline some thoughts on how we could make our community even better and some real concerns that I have. So, let's start with some concerns:

1. The recent management turnover will create some bumps in the road (sorry I have already used this analogy once) over the next few months. I ask for your patience as we work through this. The silver lining is that this creates an opportunity to address shortfalls in our current process.
2. The level of vandalism, excessive noise and overall liability have increased materially over the years. As a community, we have to come together to manage these more effectively. We will have to beef up security and put in place additional measures to reduce our liability.

The good news is that we have some opportunities to make our community even better:

1. "Ask not what Long Bay can do for you, ask what you can do for Long Bay!" We could use more volunteers, if you haven't raised your hand yet, please consider doing it this year.
2. Our community could benefit from a more strategic and longer-term focused Board, which would include revisiting some of our governance structures. The board spends too much time "fighting the fire of the week" and not enough time creating our future.
3. Our lake access is the crown jewel of our community. Now that we have addressed the immediate long-term capital projects, we can pivot to developing a landscape architecture plan for our most valuable resource. Our beaches and pool areas are wonderful, but if you close your eyes, I think that you could envision something even more beautiful.

It is easy to see that we have much to be grateful for. We live in a beautiful community with so many helpful and caring neighbors. I am proud to live in Long Bay.

Thanks,
Doug

PS

Thank you all for your support over the last year. The Board is truly fortunate to benefit from all of your help.

**Thanks,
Doug Petersen
LBHOA, President**

Long Bay Building Committee



INFORMATION FROM LONG BAY BUILDING COMMITTEE SEPTEMBER, 2026

Our Long Bay Community is getting older. Roofs need replacing, decks need repairs, homes require painting and driveways need repaving. Per our Long Bay Covenants, the Building Committee has been charged with overseeing any changes to home exteriors and/or any changes to the topography.

Replacing roof shingles, same type and color, replacing driveways, repairing decks and patios are all considered minor repairs. The Building Committee then only requires "notification" such as an email which will be added to the location file.

However, if you plan to increase the size of your deck, enlarge your patio or paint your house a different color, then you are required to submit an application, fee and provide your contractors liability insurance certificate and, if you live in one of the villages, they need to be notified and give their approval.

If you are away for an extended period of time, the Building Committee strongly suggests you make arrangements to have someone check your home regularly. All forms are available on the longbayassociation.com website.

This winter, please think of your oil or propane delivery drivers by making sure they have a clear pathway to your fill connections. Don't forget to disconnect your garden hose from your house spigot.

Ken Taylor, Chair, Long Bay Building Committee

ktaylortms@gmail.com

South Down Building Committee



"Out of Site – Out of Mind"

The Building Committee has consistently received inquiries from the Property Manager, Village Boards and SDRA homeowners regarding shielding exterior equipment.

The language in the SDRA required Mini-Split AC Heating Systems, Central AC Condensers, and Home Generators Policy states - "A plan for shielding the installed outdoor equipment from view (is required in the MRA). Subject to the approval of the appropriate Village Board, if applicable, and SDRA Building Committee, the installed exterior unit must be shielded from view by:

1. Shrubs and plants of sufficient size and type to conceal and screen the Mini-Split, Condenser, or Generator. Plant Specifications shall be provided with initial plant sizes. Plants should remain green all year long and should be tall enough to properly shield the unit(s)

2. And/or lattice."

"View" is defined as the equipment is clearly within site from neighboring properties and/ or adjacent roads.

We urge Village residents to understand their association's requirements as it relates to shielding and include these details in their application to the Building Committee. Single Family homeowners simply should include a shielding plan that meets the requirements of the policy.

The Building Committee, as part of their review, may include visiting the site for the location of the equipment and where the 'shielding' will be placed to hide the equipment from view. Once the work is completed the homeowner should contact the SDBC to review and formally close out the application.

Good examples of shielding.





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.

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 fun activities and crafts.

The club continues to attract new members with varied programs and activities – there is always something new and interesting happening. Meetings take place from April through December with the last meeting being a special Holiday activity such as dinner and a show. Meetings take place at the South Down Beach House the **2nd Thursday of the month** unless otherwise noted.

Since our April kick off meeting, the club has enjoyed some wonderful presentations – in May the club hosted a master gardener from UNH Cooperative Extension who provided tips on creating gardens that attract bees, butterflies, and other pollinators. We learned what to plant, and to avoid some pesticides as well some hybridized plants that make it difficult for bees to access the pollen. June's meeting brought back the popular NH Fish & Game Wildlife Stewards for the 3rd year, this time to present on Bobcats. In July focus shifted to inside homes, hosting Nicole Ceja from Bank of New Hampshire Prestige Plus, for a seminar on Decluttering & Organizing. We learned the difference between decluttering vs. organizing and where and how to start. Nicole provided room by room guidance and talked about the benefits of establishing routines to keep clutter at bay. In August, we enjoyed some social time playing Bingo with gift cards to various local restaurants and stores as prizes.

The club is open to all and is a wonderful way to meet neighbors and make friends while enjoying interesting and fun activities. There are still several meetings remaining this season – September features a pizza party & election of Officers for next year – a wonderful opportunity to get involved. October's meeting will be a Fall Foliage train ride.



NH Fish & Game Wildlife Steward presents on Bobcats



Playing Bingo

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

Resident Activities at South Down Beach House

Tuesday	Wednesday	Thursday	Friday
1PM - Hand, Knee and Foot Game (a form of canasta)	10AM and 1 PM Mahjong	1PM - Games: Mexican Train, Rummikub	1PM- Knitting

Long Bay Social Committee News



It's hard to believe September is already here! Once again, it was a wonderful summer in our beautiful community, filled with a busy calendar of events. The Long Bay social committee hosted 3 Adult socials, with the final social for Long Bay residents coming up on Sept 26th with a theme of "favorite soup potluck" - Details coming soon. We also held a family fun activity day, complete with Hoodsie Ice cream cups distributed by our "Ice Cream" themed Golf carts.

Our biggest event, the 4th of July Golf Cart parade, was very successful. We honored our community veterans and had a record breaking 156 carts from Long Bay and South Down participating in the parade. Weekly events continue until the Long Bay clubhouse closes on Columbus Day, with all Long Bay residents welcome to come & enjoy "Coffee with Frank" on Friday mornings and Mahjong on Mondays for both South Down and Long Bay residents.

We have continued our initiative in which the Long Bay community contributes to making a positive impact in our local region. Many residents have participated, resulting in generous collections received and distributed. Between the Ladies Luncheon food drive and the Golf Cart parade food drive, we helped St Vincent de Paul stock their food pantry. We have also begun our annual opportunity to support the Greater Lakes Regional Children's Auction; throughout the fall, we will be collecting gift cards from local businesses to present to the Children's Auction as "donated by Long Bay residents." Details will be emailed soon.

Enjoy the beautiful days left ahead!

Your friends on the Long Bay social committee

South Down Boat Club



Morning steam off the Lake, splashes of red and orange along the tree line, and morning sunrises with coffee in hand getting later are certainly signals that we are transitioning seasons. As we enter the Fall boating season a couple of reminders:

1) Boat Club operations will cease on Monday, 10/12/26 @ 5PM.
Special shout out to the Irwin Team consisting of:

Tim McClare-General Manager
Phyllis Sullivan-Club Manager
Nick Huber-Dock Master
Cory Fisher-Dock Master

Sean Mulkerin-Attendant
Cam Jonas-Attendant
Mike Mbwana -Attendant

This is the Team that manages all that activity in a safe, respectful manner. We've all witnessed how busy Boat Club operations is on nice, Summer, weekends and they do a great down managing the operation.

2) Winterization activities will begin later that week. Members who opt to use an outside contractor need to schedule a time block through Phyllis Sullivan to insure Forklift availability.

3) We will be conducting the SDBC Annual Meeting on Saturday, November 7th; 9AM at the Belknap Mill in Downtown Laconia. Annual Meeting Materials will be mailed out in the mid-October timeframe.

Sincerely,
Dick Mariano
SDBC President

South Down Facilities Update

Tennis Courts were sealed.

Front entrance damaged repaired after Parade Road Accident.

Road pavement repairs completed.

Ongoing split rail fences repaired.

Outerbridge Road "Dip" work is scheduled for October.

Future proposals that are in process include:

- Golf Cart Path & Golf Cart Path Drainage Proposal
- Beach house Cobblestones Proposal
- Tennis Court Fencing Proposal

Guard Shack Building Hit 8.12.202 Update

Nick McNally

South Down Geese Committee



Geese Mediation - Successful So Far

The Geese Committee removed all deterrents from the Frog Pond and Birchwood Pond by the end of July, and for a brief, glorious moment, we thought we had actually won. Then, on August 4th, they came flying back in with determination. A few Goosinator patrols convinced them to move

along, but at the same time Lucy — our hardworking, high maintenance Goosinator — was in desperate need of an overhaul.

We reinstalled some lines and streamers on the Frog Pond and ordered new parts for Lucy. The lines seemed to discourage the geese from landing, and once Lucy was repaired and back on duty, our team resumed their patrols.

We're continuing to monitor activity and have already begun planning for next year's goose-management adventures.

Thank you to all the volunteers who helped keep the Greenbelt as poop-free as humanly (and mechanically) possible. The Goosinator volunteers go above and beyond, dropping everything when they hear Geese, coordinating repairs and scooping the poop

The Geese Committee

SHORELINES

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

Gloria Gaito and Tricia Mariano

ggaito0219@gmail.com

triciamcgmariano@gmail.com

South Down Long Bay Directory

New directories were printed and distributed at the Annual Meetings. Digital, searchable PDFs have also been uploaded to Town Square. Please take a moment to verify that your information is correct. Each year, the Directory Committee reviews the SD/LB homegrown database and compares it with Evergreen's records. We found many mismatches and did our best to reach out to residents for clarification—thank you to all who responded. In some cases, the homegrown database was accurate; in others, Evergreen's information was correct.

We are currently working on a new **online searchable directory** to make updates and access even easier. Although the printed directory is produced only once per year, we perform **periodic updates to the online version** throughout the year to keep information current.

It is very important that your information remains up to date. You always have the option of **do not publish** for your personal information; however, choosing this option may limit your ability to receive community communications. Villages, clubs, and associations rely on the directory to stay in touch. If you choose the Do Not Publish option, it is recommended that you notify your Village, Singl Family Homeowners Reps, Boat Club and Storage Boards to ensure that you are included in any of their communications.

If your information is incorrect or changes during the year, please email **sdlbdirectory@gmail.com** and **lborda@evergreenmgt.com**. You can also update your details directly in TownSq by selecting the **Residents** link and clicking on your name to edit your information.

Tricia Mariano

Important South Down Dates

South Down Executive Committee/Council Meetings

- Saturday, October 3, 2026 – Full Council – 9:00 AM (Zoom)
- Tuesday, October 20, 2026 - Executive Committee – 5:30 PM (Zoom)
- Tuesday, November 17, 2026 - Executive Committee – 5:30 PM (Zoom)
- Tuesday, December 22, 2026 - Executive Committee – 5:30 PM (Zoom)
 - Saturday, January 23, 2027 – Full Council – 9:00 AM (Zoom)

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.



If you have requests for gate tags, golf cart tags, or have questions about the community, please use TownSq. When you log in, you will see a Requests option under the Communications tab.



Community

 Home

 Offers

 Groups

 Residents

Communication

 News & Events

 **Requests**

 Messages

 Forum

 Surveys



 Submit request

Leah Borla – lborla@evergreenmgt.com

Evergreen Management Group

14 Country Club Rd. Suite 6

Gilford, NH 03249

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.



Looking for Women's Golf Clubs: Looking for left handed Women's flex golf clubs with graphite shafts. Please call or text Joanne at 978-621-5837. Thank you

Looking to purchase storage unit: Looking to purchase storage unit on Recreation Drive. Willing to pay cash. Text or call 508-560-8760

Golf cart for sale: Lightly used 4 seat golf cart. 2-inch lift, rear filing set with storage / cooler. New batteries August 2025 (\$1700.) like new condition. Can be seen anytime. \$ 5200 Call 5085092024

Looking for Long Term Rental within Southdown or Laconia and Gilford Area. Family of 3 (6 month old) and indoor cats. Call (603) 759-3485

For rent, \$12,000 or best offer..Southdown boat club slip for rent for the season. Outside slip, come and go as you please, no waiting for the forklift to retrieve your boat. If you or someone you know is interested in this amazing opportunity please call... 978-375-6075.

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

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.

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