



**Board of Directors**  
**Freedom Hill Cooperative, Inc**  
 11 Redwood Rd, Loudon NH 03307  
 (603) 545-1239 askfhc@FHCoop.org

## Spring NEWSLETTER

May 1, 2016

**F**reedom Hill Cooperative is working on many ongoing & upcoming projects this year.... which means *all of you* are working on these projects. Check inside for updates and proposals. We hope to convene a Special Membership Meeting to address these issues, shortly



Spring Cleanup is  
**ONGOING**  
 throughout the  
 month of May

Leaves in brown bags please  
 & limbs stacked near driveway  
 for pickup

### Your Board of Directors

President.....Donna Rollins  
 Vice President.....Jeff Miller  
 Treasurer.....Sue Perkins  
 Asst Treasurer.....Angella Sears  
 Operations/Maint.....Mike McCarthy  
 Asst Maint.....Peter Bartlett  
 Secretary.....Liz Peacan  
 Asst Secretary.....Shirley Stewart  
 Director-at-Large.....Mike Thibedau

### Did you **KNOW** ?

You have a better chance of winning the **FREE RENT Raffle** at the Annual Meeting in September if you attend more regular Board of Director meetings throughout the year. Any household attending gets an extra raffle ticket for each month they signed the attendance log

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*Thank You*

**FREEDOM HILL COOPERATIVE, INC**  
**Board of Directors**

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Mailing Label Here

### CENSUS REQUEST

According to our by-laws, the Board of Directors needs to be informed if the occupancy of your home changes. This helps the community to stay in compliance with housing regulations, and helps to regulate our septic concerns, too. Please take a moment to consider whether your occupancy has changed at all since you originally signed an Occupancy Agreement. Drop a note in the FHC Office Box in the mailhouse, or mail any notifications to our postal address. You may also use the email: [askfhc@fhcoop.org](mailto:askfhc@fhcoop.org)

**REMINDER:** if any person over the age of 18 has moved into or returned to your home after an absence, they must obtain a criminal background report from the NH Department of Safety, and submit it to the Board.

**Thank you for helping us to keep this park running smoothly and safely.**



**Is this correct?**

Please let us know by dropping a correction in the FHC Office Box in the mailhouse

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# Updates



Street **sweeping** has been getting done at the time of this printing, as contracted with Mike Rabbitt



Maintenance has collected your notes regarding **tree** services needed. All those who have provided their input will be visited shortly, to determine the need for a contracted tree service



You may have noticed a Loudon police cruiser occasionally parked on the hill. This is in response to a Park-wide concern of **speeding**. The officer may also be found at other areas of the community at various times of the day. Please pay special attention to your speed; the limit is **15mph** for safety reasons, and the Board intends to deal with this issue aggressively



Maintenance has purchased a new Cub Cadet ride-on **mower** after researching around for the best price (\$2,199). Mike McCarthy was able to get a small trade-in amount for our old mower, even though it was deemed a junker, in need of about \$1,800 worth of repairs



A **new sign** has been installed on the back of the Pine Ridge Estates sign at the entrance to the Park. It utilizes the Freedom Hill Cooperative logo, and identifies the Park by its legal name -- as least on the way out! Thank you to Mike S & Mike M for their gardening efforts around the sign, and around the flagpole



Thank you to all who have made use of the **trash bin** placed in the mailhouse. It was our hope that we wouldn't find so much trash strewn about on the hill, and around the entrance to the Park. However, animals or pranksters continue to plague us. Be on the lookout for new **surveillance cameras** to be implemented at the mailhouse and in other strategic areas of the Park



Homeowners have until **May 31** to be sure their correct **home numbers** are clearly identified from the road

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# Special Membership Meeting

A **Special Membership Meeting** will be held on Wednesday, **June 1st** at the Bartlett Shed at 6:30pm. The agenda will include these items:

## Culvert project

The Board has obtained pricing & financing information & proposals to address the repair and replacement of park-wide culverts. We have found that we have options to bring before Membership. It will be up to you to decide.

**Your attendance will be necessary to reach these decisions, which affect the infrastructure of your community and your lot rent**

As time allows, we may include a discussion regarding upcoming rules modifications. You will be provided with proposals and your opinion will be sought. If there is insufficient time during this meeting, the actual voting will take place at the Annual Membership Meeting in September, allowing sufficient time for deciding

## Park rules modifications

Recent BOD meetings have shown the need to modify some of our Park Rules, such as:

- Firearms
- Utility trailers
- Number of sheds allowed
- Recreational vehicles, including snowmobiles
- Registration of Member/Resident vehicles
- Park-wide census
- Pets
- Chain link fences
- Speed bump installation to address speed limit issue



**Watch for the RED flag at the mailhouse, for further information**

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## Is it yours ?

We are searching for the owners of some equipment left in the storage area. If the rightful owners do not come forward to claim their property, it will be considered abandoned property and seized by the Park for possible sale or disposal. Note: this does **NOT** refer to your property that has been placed in storage with an authorized permit