

Linderhof

PROPERTY OWNERS ASSOCIATION, INC. PO BOX 1030 / GLEN, NH 03838
(603)383-9442

Various Organizations within the Linderhof Resort

1/2006 (LBWP Update)

If you purchased a condominium unit or chalet within the Linderhof Community, you are part of a property owners association - Linderhof Property Owners Association (LPOA). The LPOA is run by a 15 member Board of Directors with members elected equally from each of 3 groups of owners – Mountain Chalets, Mountain Condominiums, and Golf Course Condominiums.

Linderhof Property Owners Association (LPOA)

Each owner is assessed an annual fee, paid quarterly, for the following services:

- 1) Water – The Association maintains a community water system consisting of wells, pumps, pump houses, shut-off valves, and distribution system for the use of all its members.
Update for Mountainside: The Lower Bartlett Water Precinct (LBWP) started work Sept. 2005, running new water lines. A new pumping station is in place as they are servicing LPOA Mountainside. Phase One is complete & work will resume in Spring/Summer.
- 2) Trash Removal - The Association maintains a trash compactor at the Linderhof Country Club (LCC) parking lot. This compactor is for LPOA members, guests and renters of member units, and the Linderhof Country Club only. It is also for household trash only. Currently, the Association also provides receptacles for recycling, and for fireplace and woodstove ashes. Household items such as appliances and furniture should be taken to the Jackson/Bartlett Transfer Station located just up the street in Jackson.
- 3) Snow Removal/Sanding/Shoveling/Sand Removal – The Association contracts for plowing and sanding of chalet driveways and condominium parking lots as well as the road around the Linderhof Country Club, which the Association owns. The Association plows the LCC parking lot for access to the compactor. The Association also contracts for shoveling and sanding of walkways for each condominium unit, and removal of the sand in the spring from condominium parking lots and the LCC roadway.
- 4) Security – The Association hires a security guard, owns and maintains a security vehicle. The intent is to provide high visibility so as to discourage break-ins and watch for any obvious problems within our community. Although we work closely with the Bartlett Police Department, our security guard is not a member of the police department and all police matters should be referred to the Bartlett Police Department.
- 5) Management – The Association hires a manager to run day-to-day operations of the Association. As well as overseeing the water system, trash removal services, snow removal/sanding/shoveling/sand removal, and security, the manager maintains keys to all units (as provided by owners) for emergencies, and to provide entry to units for contractors who may be hired by owners. The manager also provides any other duties as required by the Board of Directors.

- 6) Administration/Bookkeeping/Accounting Firm/Legal Services – The Association also contracts for administrative/bookkeeping, accounting & legal services to provide complete bookkeeping/accounting functions in house, quarterly billing with Newsletters, as well as yearly Review Financial Statements by CPA firm, provide legal advice and otherwise assist the Directors in the operations of the Association.

- 7) Roads – Please note that LPOA only owns the Golf Course roadway and a portion of Mittenwald Strasse from Karwendal to the dead end. All other roads on the mountainside are owned and maintained by the Town of Bartlett.

Building Associations – 23 Bldg. Assocs. within the LPOA umbrella association

The condominiums have their own building associations, which handle items common to the units within their associations.

LPOA is separate and distinct from these building associations.

Building associations have their own By-laws, organizations, budgets, *and assoc. fees.*

Items that are typically handled by them include:

- 1) Maintenance of common areas such as the outside of buildings, roofs, parking lots, grass & shrubs, flower window boxes (Golf Course Condominiums only), etc.
- 2) Common costs such as building insurance.
- 3) Unit parking spaces & problems.

Realtors must contact Presidents of individual Bldg. Assocs. for Right of 1st Refusal & any info. re: the building etc..

Linderhof Country Club - 383-9074

The LCC is a *separate and distinct organization* from the LPOA.

It is a separate corporation and maintains its own management, Board of Directors, and finances.

LCC maintains a 9 hole par 3 golf course, clubhouse, pool, and tennis court for use by its members and guests.

LCC and LPOA have a relationship as LPOA provides water to the Clubhouse and allows LCC use of its compactor. Therefore, LCC allows LPOA to maintain the compactor in its parking lot.

LPOA also has 2 of its wells within the LCC golf course.

Contact: Kathleen Raposa (401)247-2553

Christmas Mountain Condominiums – The 6 units of Christmas Mountain Unit #1, and the 2 units of the Christmas Mountain Duplex – the 1st 2 buildings located off of Ludwig Strasse, are LPOA members.

All other Christmas Mountain Condominiums are part of their *own association, separate and distinct* from LPOA.

Christmas Mountain Amenities Building – This facility is separate and distinct from the LPOA.