



## **Linderhof Property Owners' Association, Inc.**

**P.O. Box 1030 Glen, New Hampshire 03838-1030**

**603-383-4238**

### **MEMBER BENEFITS & INFORMATION**

- Snow removal - including roads and parking lots, shoveling for sidewalks, sanding.
- 24/7/365 trash - located at the Linderhof Country Club parking area (No separate recycling). Use code "0352" and only household bagged trash.
- Grounds maintenance - includes condominium flower boxes (planting, watering, fertilizing), grass mowing (fertilizing and weed control) along with shrub pruning. Spring and fall cleanups are also provided including the removal of sand in the spring from parking lots, sidewalks and roadways.
- Lights-across Street from entrance to resort including flagpole & sign at start of golf course loop
- 24/7/365 Answering Service - messages pushed out via outcall and email simultaneously to smartphone devices – Operations Supervisor, Business Manager and President
- Operations Supervisor - Joe Russo
- Business Manager & Bookkeeper - Kim Prebish
- Board of Directors (Directors from each building, elected by Condo Associations, have a Representative)
- Executive Management Group – Elected by the Board of Directors as the President, Vice President, Secretary & Treasurer.
- Special Committees – Volunteers from the Board (Grounds, Finance, Water, Management Relations, Communications, Architectural, etc.)
- Participation in democratically run Association via Annual Meetings where all members have one vote per property owned
- 24/7/365 access to the online LPOA Web Site **[www.linderhofcountryclub.com](http://www.linderhofcountryclub.com)** to get the latest information on local events and issues, LPOA Documents and to Register guests and renters. LPOA Owner Password: [REDACTED]
- Water - community water system maintenance/service
- Use of all the Club House and all amenities – Golf, Pool, Social Events, etc.
- Maintenance of resort roadways
- Overflow parking in the Linderhof Country Club parking area

## **LPOA SERVICES**

**Answering Service (for LPOA BUSINESS ONLY)** is available 24/7/365 at **603-383- 4238**. **If an emergency, please identify as such.** This is how you reach Joe Russo & Kim Prebish for LPOA matters. If you need to reach a director, use the “Board of Director Contact List” available on the LPOA web site. Freeze, moisture, temperature, low battery, fire or security alarms should not be programmed to call this number and should be programmed to call you. **If this proves to be a problem, you may be asked to reimburse the LPOA for the phone calls.** Investor owners must make sure that their number or their rental agency’s number is available for tenants for non-LPOA calls (especially problems with keys). Posting the LPOA Policies, Procedures & Guidelines (available on the LPOA web site) on your rental property will avoid you being charged for calls that are not LPOA-related. The LPOA pays for every call made to the answering service so please do not make multiple calls for the same issue. All calls are returned in a timely fashion. **Do not call Kim Prebish or Joe Russo on their private cell phones. Call the LPOA answering service so that we have a record of your call.**

**Trash Service** is available 24/7/365. There is a trash compactor for bagged household waste, including recyclable items. Cardboard boxes must be flattened. Household furnishings, appliances, construction waste, LP tanks and the like should not be put into the compactor or left at the compactor. Such waste must be taken to the Bartlett Transfer Station which is open Saturday & Sunday 10am - 4 pm; Monday, Tuesday & Friday from 12-6 pm. It is closed on Wednesday and Thursday. Please note that the Bartlett Transfer Station offers recycling. **Violators may face prosecution and/or fines for misuse or unauthorized use.**

**The Linderhof Country Club parking lot is available for overflow parking.** Please follow the “Parking Policy” that you can find on the back page of the “Policies, Procedures & Guidelines” available on the LPOA web site. Only “short term” parking (less than two weeks) is offered. You cannot leave a vehicle there for longer without notifying LPOA Operations so that they can ask for approval from the Linderhof Country Club as it may be towed. It is always a good idea to either leave your contact information so that it is visible in the vehicle or call the LPOA office (603-383-4238) to leave it for LPOA Operations. If it needs to be moved for any reason, you will be able to be contacted.

### **Phone numbers for your convenience, family, & renters (if any):**

- **Police 911** (non-emergency # 603-356-5868)
- **Fire 911** (non-emergency # 603-356-9555)
- **Electric - N.H. Electric Co-Op (outage) 1-800-343-6432, (phone) 1-800-698-2007**
- **Water - Golf Course Condos 603-383-4238 (LPOA)**