



... *Eastman Ownership Fees* ...

2009/2010 Association Dues – All property owners

House or Townhouse Condominium	\$1535 + \$682 + \$250 = \$2467/year
Unimproved Building lot	\$1321 + \$682 + \$250 = \$2253/year

(The ECA fiscal year runs from April 1 – March 31)

The ECA dues adjust annually based on a formula. Base Operating Assessment (\$1535) and (\$1321 for lots) The ECA dues adjust annually based on a formula. Base Operating Assessment for lots, equals the operating assessment (increases in the cost of living index for the fiscal year plus 2 percentage points) plus Proration for Annexed & Retired Lots added to \$682, plus Special Assessment of \$250 for South Cove Activity Center, for Capital Improvements-which pay for the repair or replacement of roads, buildings and equipment. It may be possible to use the capital improvements as a reduction to a capital gain when home is sold – Check with your accountant for further information and advice.

Special Assessment Eastman recently approved a special assessment of \$250/year until 2016 to build a new community center with pool and fitness center. Information on the building project is available.

New Membership Fee **New Fee Effective 4/2009**

House or Condominium	\$5000
Lot	\$1000
Dwelling Construction	\$4000

Due at the time of transfer of title, monies collected from the Membership Fee shall be deposited in a Capital Reserve Fund, and shall be used solely for the replacement, restoration or renovation of existing capital assets or for the acquisition of new capital assets.

2009/2010 Property Taxes

	In Eastman	Outside Eastman	School District
Grantham	\$17.97	\$16.61	SAU # 75
Springfield	\$19.62	\$18.20	SAU # 65
Enfield	\$20.71	\$19.02	SAU # 62

The tax year runs from April 1 – March 31. Rates adjust with December bill. All rates above are per thousand dollars of Assessed Value. The Eastman Community lies within three different townships and two different counties.

2010 Condo Association Dues – Townhouse Owners Only Association

	<u>Monthly</u>	<u>Prev. Year</u>	<u>Special</u>
<u>Assessments</u>			
West Cove A	\$292	\$286	None
West Cove B	\$305	\$305	None
West Cove C	\$292	\$278	None
West Cove D	\$330	\$320	\$80 PER MONTH - ROOFS
South Shore I	\$400	\$400	\$500 PER QUARTER
South Shore II	\$335	\$325	None
South Shore III	\$320	\$308	None
South Cove Heights	\$325	\$325	None
East Lake	\$286	\$286	None

2008 Eastman Sewer Company

Please note the NHPUC approved a temporary rate increase on December 30, 2008, with the increase being applied to service rendered in October 2008.

The approved temporary rate is \$261.68 per year, billed in four (4) quarterly installments. First quarter \$75.01, second quarter \$65.42, and 3rd and 4th to be determined (old rate was \$224 per year or \$56 per quarter). In addition, the retroactive portion of the rate increase is \$9.59 to be included as a one-time charge in the billing of the first installment.

The second step of the rate increase process is to establish a permanent rate which will provide for the Company's operating requirements and planned capital improvements scheduled for 2009 and the first part of 2010. This process is on going and is not expect to be completed until the middle of 2009 at the earliest. The Eastman Sewer Company has proposed capital projects totaling approximately \$337,000 for 2009, to include significant upgrades to the headworks facility at the treatment plant and to the West Cove A pump station. A significant increase in the expected costs for the headworks project will impact the final permanent rates.

2008 Village District of Eastman 70 cents per hundred gallons up to 60,000 gallons, then 90 cents per hundred. Meter readings are done semi-annually in May and November. The water supply is a well field in the Springfield section of the community. The water company is owned and operated by the Eastman users and is regulated by the Public Utilities Commission.

Cable/Internet Service provided by Comcast, call 1-800-COMCAST. The Eastman Community Association has its own dedicated channel. DDS systems may be installed but require the approval of the ECA/ECC.