



# Waterville Estates Association

562 Winterbrook Road Campton, NH 03223  
Phone: (603) 726-3082; Fax: (603) 726-8611  
[www.waterville-estates.com](http://www.waterville-estates.com)

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Welcome!

On behalf of the Board of Directors and Village District Commissioners, Members, and Staff, we would like to welcome you to Waterville Estates (WvE)! You will soon realize that your decision to purchase a building lot in the Estates was well worth the investment in your future residence or vacation home.

In this package, you will find an abundance of information pertaining to Waterville Estates Association (WEA), including copies of the Bylaws, the Restrictions, Easements, and Covenants (RECs) and the Rules and Regulations of the Community Center and Common Property. Please review in their entirety. They outline expectations for all of us as owners in this amazing community.

We encourage you to sign up immediately in TownSq\*, our owner resource for all things Waterville Estates. This complimentary service is available to all WEA members and keeps you informed of important news, updates, and upcoming events. You will need the 9 digit Evergreen Management account number to create your TownSq account. Follow the instructions on page 2, section 4 of the Evergreen introduction letter where you'll find your account number. Call the Front Desk if you have any issues.

Our community roads are roughly 1/3 Campton, 1/3 Thornton and 1/3 private WvE roads. The Village District (WEVD) maintains and plows the private roads. Please check the WvE Road Map\* to determine ownership before calling in an issue.

It is very important to note, **tree cutting is strictly prohibited without a permit** from the Building Committee\*. Please do not attempt to clear your lot without an approved permit, the fines can be substantial.

Before you begin planning to build your dream home here in WvE, read the Restrictions, Easements, and Covenants (RECs) and Tree Cutting Policy to insure your building plans are compliant. The Building Committee is here to help facilitate and insure your permit process goes smoothly. We also advise consulting with your respective town, Campton or Thornton on their permit and tax assessment process for new homes. As part of the new home building process, you will need to complete a water hook-up application with the Village District (WEVD).

For 98% of homes in WvE, our water comes from the Village District water system. It is our most important asset, without good water, our properties are unlivable. Funding for water is provided through a semi-annual water fee. Please check water usage policies and reach-out to the District if you have any water system questions.

Waterville Estates is managed by two entities, a homeowner association (WEA) and a municipal village district (WEVD). Please take the time to understand these organizations\* and how they oversee your community.

Funding for the all of the WvE amenities, common property and recreation comes from five primary sources:

- Village District Precinct Property Taxes billed semi-annually by your respective town in late spring and late fall. The precinct property tax rate is set by each town based on the annual budget approved by Village District residents during the annual meeting. You must be a registered voter in the respective town to vote at the annual meeting, but all owners are encouraged to participate.
- Association Member Dues billed annually in springtime by Evergreen Management for the Homeowner Association. The dues are based on the prior years amount plus a COLA increase.
- Village District Water Ordinance Fee billed semi-annually in spring and fall by the Village District. It is based on the WEVD Water Department budget and approved at a WEVD Public Hearing.

- Capital Improvement Fund Fee billed as a buy-in fee at time of real estate transaction for home sales, and as a buy-in fee for new home building permits.
- Revolving Recreation Fund financed from food & beverage sales, merchandise sales, facility rentals, day passes and ticket sales.

We have many wonderful amenities located in the Community Center\* including two heated indoor pools and hot tub open 362 days a year, plus two heated outdoor pools and hot tubs that are open during the summer months. There are men's and women's locker rooms, each with showers and saunas. In addition, we have a fitness room, game room, lending library, sand volleyball court, tennis, pickleball and basketball courts, sandy beach and swimming pond, paddle boats, horseshoe area and hiking trails. The Community Center hours change seasonally, so check for updates.

Food and beverage\* options at the Community Center include the Summit Lounge and poolside bar, open during the summer months and special events, plus the Mountain View Pub is open all year. The Campton Mountain Ski Lodge is open weekends, holidays and vacation weeks during late fall and winter months...with or without snow! All lounges are non-smoking and a great place to eat and enjoy our year-round scheduled entertainment. The summer months are jam-packed with many wonderful family friendly events as well as live poolside entertainment.

Campton Mountain Ski Area\* is open for skiing and riding days and nights, Friday thru Sunday and vacation weeks, pending snow conditions. Tickets can be purchased at the ski lodge and online.

We are always available to assist you with any questions or concerns you may have, and we welcome your comments and suggestions. Our goal is to keep you thrilled with your decision to purchase your future home building lot in the Estates!

This is just a tip of the information iceberg, please check the \*Owner Quickstart page ==> (<https://www.waterville-estates.com/owner-quickstart>) on our website for further details about TownSq, mailboxes, member passes, amenities, homeowner association, village district and all things Waterville Estates.



Sincerely,

Waterville Estates Association

Board of Directors