



Nubanusit Neighborhood & Farm (NN&F or Nubi for short) is a cohousing community, a neighborhood intentionally designed to combine the autonomy of private homes, the benefit of shared assets, and the joy of friendly neighborhood connections. Creating community is a group effort. Members are recognized as full participants in community life and are asked to commit to and share in the collective work of creating our community and managing our land and resources, a commitment we call “workshare.” When you live at NN&F you are an equal partner in the problem-solving, the work, and the fun activities of the community

Beyond our homes and yards, Nubi members share 113 acres of common land, a Common House, screen house, playground, various sheds, two barns, workshop, woods and trails, pond, pasture, and farmland. The responsibility to care for our land and buildings is also shared. Over the years, neighbors have developed guidelines and made agreements about how we make decisions, how we manage our land and infrastructure, and how we allocate our budget. What we accomplish is due to neighbors pitching in and contributing to the running of the place. All neighbors contribute work as volunteers and are accountable to each other through their commitment to respectful communication and assumption of positive intention and goodwill toward their neighbors.

Community decisions are made by consensus. Consensus—also known as consent-based governance—is unlike “majority rule” or other group decision-making systems you may have encountered. Members are asked to make decisions by considering the best interest of the community as a whole. Decision-making happens in monthly community-wide meetings known as Plenary, or is delegated to teams authorized through community-approved team mandates. Decisions only move forward if all those in the room are OK with it. In the rare case where we cannot reach a consensus, we have fallback procedures in place.

Legally, NN&F is incorporated as a condominium and must align with the NH state condo statute. NN&F has an elected Board of Directors and Unit Owners Association (UOA) Officers who are authorized to manage the UOA and make certain decisions as described in our Bylaws. All long-term residents, whether renters or owners, are full members in our community with the same rights and responsibilities, including equal say in Plenary and with the same workshare

participation expectation. Ratification of the annual budget and election of officers is reserved for unit owners.

Residents (past and present) developed agreements that are collected in a document called the NN&F Agreement & Guideline Handbook. Our binding legal commitments are detailed in the NN&F Declaration and Bylaws. We use Google Drive to host all our documents and frequently communicate through Google email groups and Google calendars about neighborhood happenings and the work of Nubi teams.

The work of the community brings residents together and it is a valued part of Nubi community life. Teams of neighbors organize and do the work needed to keep our neighborhood running smoothly. Participation is necessary for our community to function and thrive. We choose our work and teams by affinity rather than assignment. Every adult resident is expected to join and participate on at least one team. Members are also expected to participate in Plenary meetings, periodic work days, cleaning and maintaining the Common House, and other community work according to their interests, skills, and availability. Each team, work, and social event is only as successful as the interest and effort put forth by those participating.

As in most condominiums, common areas and the exteriors of our homes are owned and maintained by the Unit Owners Association. If a unit owner wishes to make additions, changes, or repairs that involve alterations to the outside of their unit or its designated limited common area (yard), and/or changes that impact community heat and hot water systems and/or building structural elements, there is a design review process. Unlike some neighborhood associations, we do not police what unit owners can do with their homes or their yards beyond a very limited set of concerns to align with our agreements (such as use of chemicals) and safeguard the interests of the UOA.

The systems inside each member's home are the owner's responsibility. The Buildings and Grounds, Heat and Hot Water, and Tech Teams are there to help neighbors understand the parts that connect to the community. Team members lend support and help new neighbors learn how to operate and take care of their new home, but they do not function as property management.

Nubi is not just a residential neighborhood and co-housing community; we are also a working, diversified, sustainable farm! The founding vision of NN&F was of environmental stewardship, green living, and community support for a farm on the portion of Nubi common land legally dedicated to agricultural purposes. Our vision has always included organic landscaping and farming

practices (no herbicides, pesticides, or chemical fertilizers), and we aim to incorporate permaculture and regenerative practices as well. Every neighbor supports the farm, in part, through our monthly association dues, which go toward budget lines for soil amendments and equipment maintenance. These costs reflect our dedication to good farm stewardship. Neighbors can choose how much they would like to be involved in farming operations. We have a few separate but interconnected farming operations at any given time, and neighbors are welcome to dream up more as well.

After a number of years with tenant farmers, starting in 2026 groups of neighbors will be growing annual crops on our farmland and hoopouses. We are looking forward to learning and developing our capacity to grow food. Other efforts focus on perennial plantings, such as fruit trees and guilds. Neighbors have also joined together to raise animals using humane, free-range practices. These groups include the Chicken Club, who raise hens for eggs, and the Pastured Meat Group (PMG), whose members care for and eventually harvest on site cows, sheep, and sometimes pigs and turkeys. Clubs are fully funded by their members, though they do benefit from neighborhood expenditures for farm infrastructure. The chickens live in a coop and yard by the lower garages during the colder months, and are moved out to pasture during the summer. The larger animals live year round on pasture and are rotated through different areas during the growing season.

This is NN&F Cohousing. Please reach out to the NN&F Membership Team with questions and to schedule a virtual or an in-person visit. Email us at nfcoho@gmail.com or call us at 207-200-6824. Visit our website at www.nhcohousing.com for more information.