



Spring/Summer 2007

Community BANK NEWS

A newsletter of banking advice and services...from people who know you, people you know.

From the President CGSB continues its strong growth

Community Guaranty Corporation for the year ended December 31, 2006 recorded another year of strong growth. Assets increased by \$7.5 million or 9.4%, deposits added \$4.4 million or 6.3% and net loans grew \$7.4 million or 14.3%. Net income reached \$617 thousand. This represents a return on average equity of 11.1%.

This growth led to the decision to expand our Plymouth office and to renovate the space vacated by Speare Memorial Hospital in our Campton branch. The added space in both offices will allow us to grow still further.

We welcome your questions and comments and encourage you to stop in at our Plymouth or Campton office and see the new facilities. We also encourage you to visit our award-winning website www.cgsb.com. As always, we appreciate the support of our staff, directors, shareholders and loyal customers.



Expansion of Plymouth and Campton Offices Almost Completed

By the time everyone gets our newsletter, our office expansion in Plymouth and Campton should be just about completed, with the exception of the landscaping around the Plymouth office. The Plymouth expansion has been important to our growth. In our older facilities we were stretched to the limit. Storage space was problematic. The fact that the bank owned the adjacent parking lot made our decision to expand much easier.

Working with the town of Plymouth we were able to eliminate the steep roadway onto South Main Street, replacing it with steps leading to the bank and South Main. The architectural firm that had handled our last addition designed our new 3,800-sq. ft. right wing—with executive offices, a conference room and storage facilities. Construction began last October and we started moving in around the first of April.

Over the years our Campton office has also seen outstanding growth, furthering a need for additional space. When the Speare Medical Facility left our leased space in June 2006 we elected to renovate the 800-square feet for the bank. That renovation was completed in February 2007.

ALERT! Please report lost or stolen CGSB ATM or VISA cards immediately! Call us 8:30 am-4:30 pm at 536-0001. Between 4:30 pm-8:30 am, call 1-800-523-4175.

CGSB Is Enhancing Online Banking Security

We appreciate the fact that so many of our customers benefit from our Online Banking and Bill Payment services. We also realize that some people may be more timid about using electronic banking because of phishing, pharming and identity theft issues.

We believe our technology has always been very safe and secure. Now we are about to become even more safe and secure. These added security features will help us in authenticating all users who log in and help you, the user, to authenticate our actual Online Banking site. In this way you can be secure and confident in knowing you have not been re-directed to a copycat website (this is known as pharming).

— ONLINE

— BANKING

— SECURITY

We will be installing a product called Passmark for our consumer and business online banking customers. You may have already received a letter from our President Ron Sibley explaining this security enhancement. We will also be placing an educational tool on our website that will show you, step by step, how to log in to your Online Banking once these new security features are in place.

Please watch our website for updates on when these security features will go live...and always feel free to call us with any questions at 536-0001, or send email to: mail@cgsb.com

CGSB Employees Participate in Heart Health Day

About a dozen CGSB employees participated in the American Heart Association's *National Wear Red Day* on February 2, all in support of Speare Memorial Hospital's promotion, *Paint the Town Red*.

"This was the first time that Speare expanded its outreach and education beyond the hospital relative to a particular awareness day, exposing a greater number of people to the importance of heart health," said Michele Barney Hutchins, SMH's Director of Community Relations. Eleven area businesses, over 1,500 people, participated and asked their employees to wear red on February 2, the kick-off for a month-long focus on heart health.

The celebration culminated in a reception at the hospital on Feb. 23—with jazz music, a wine tasting, dark chocolate, heart healthy hors d'oeuvres and non-alcoholic pomegranate mimosas.



You CAN Do Something About Predatory Lending!

Over the past few months the media has been reporting numerous horror stories about predatory lending, people losing their homes because they obtained a mortgage loan that they could not afford.

While there are some unscrupulous lenders out there, the majority are honest lenders whose goal is to provide you with a mortgage product that fits your needs and abilities to repay. The best defense against bad lenders is information and homework. Besides choosing a local, established lender with a good reputation, such as CGSB, the following guidelines should be followed when choosing a lender:

Read Between the Lines. You may be offered fast, easy loans with great terms. However, the details are not disclosed. Get those details!

Check references. Check with the Better Business Bureau or the State Banking Commissioner. Ask if any complaints have been filed against the lender.

Compare All Costs. Mortgages include costs in addition to the monthly payments. Are there prepayment penalties? Be sure to compare the total costs. Ask questions if you don't understand a cost.

Double Check. Make sure what you sign is what you agreed to in terms and costs. Ask for a copy of the settlement statement in advance and don't sign any contract that differs from what you were told.

When In Doubt, Ask. Always question anything you don't understand. Seek counsel from someone you trust before signing anything.

You Have The Right To Change Your Mind. Stop the process if you are uncomfortable. When refinancing your home federal law gives you three days after signing to change your mind and get all fees you have paid returned to you.

Take Action. If you have been a victim of predatory lending, let others know. Contact the Office of Consumer Affairs, the State Attorney General, the State Banking Commissioner, or the federal regulator, usually the FDIC or the Office of the Comptroller of Currency.