



Partridgeberry Woods Homeowners Trust



P.O. Box 605 Groton, MA 01450

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<http://www.pbwoods.org>

July 2, 2009

Dear Partridgeberry Woods homeowner,

It has been a little over one year since our last Newsletter and so it is time once again to think about our annual homeowner's assessment.

Each year, the Partridgeberry Woods Trustees set an assessment fee based upon our projected costs for administration of the common lands within the subdivision. Those common lands include the entrances at Long Hill Road and Jenkins Road as well as the areas surrounding the pond and several stretches of land along Riverbend Drive and Wintergreen Lane between various houses.

The operating expenses for the Trust include Post Office box rental, website hosting, attorney fees, postage and mailings, taxes, liability insurance, tree removal (which was done this Spring due to last winter's ice storm) as well as mowing and periodic landscaping materials such as bulbs, mulch or shrubs.

The good news is that both our liability insurance and our real estate taxes went down this year and therefore we are able to reduce the assessment fee for fiscal year 2010 to \$100.00 per household! The bad news is that we still have one homeowner who has not submitted their full payment covering several past years.

On the reverse side of this letter, we have listed several things that we are asking people to consider, even though several of these issues are not within the Trust's jurisdiction; for the most part these points represent good common sense and /or sound neighborhood principles. Thanks to all of you paying attention to these matters and thank you for your continued support of our beautiful neighborhood.

As always, please visit our website for updated financial information on our annual budget and please give any of us a call if you have any questions.



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Principles that Make Good Sense for the Neighborhood –

- For those folks who's property abuts the sidewalks, it would be great if you could please keep bushes and trees trimmed back so as not to block egress.
- It would be greatly appreciated if those of you who walk your dogs on the sidewalks could clean up after they do their business!
- For those folks who's property abuts the common land, we request that no debris, lawn clippings, personal property or plantings be placed on this common property.
- Please bring to our attention any issue that you might observe with respect to the common land, such as fallen trees, overgrown bushes or grass that block any path, etc. We can then ask our landscaper to clear the area.