



Partridgeberry Woods Homeowners Trust



P.O. Box 605 Groton, MA 01450

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<http://www.pbwoods.org>

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Greetings once again to all Partridgeberry Woods homeowners. We hope that everyone has survived all the rain we have had this Spring.

Each year, the Trustees set an assessment fee based upon projected costs for administration of the common lands within the subdivision. This includes operating expenses (P.O. box rental, website hosting, attorney fees, postage and mailings), taxes, liability insurance, tree removal (when necessary) as well as mowing and periodic landscaping materials such as bulbs, mulch or shrubs. The assessment fee has been reduced this year due to a lower than expected cost for surveying Parcel D last year and slight reductions in our costs for property taxes and liability insurance. The fee for FY 2007 is **\$125** per household.

The Parcel D survey work performed last year allowed us to establish clear property lines associated with this land that provides access to and abuts the large pond in the middle of the subdivision. Both wooden stakes and metal rods were placed by the surveyor at key corners of the parcel. We hope that everyone will enjoy the new path that now encircles the pond that has been cleared by our landscaper. It follows the path that existed when the development was new. Full access around the pond is now possible and we plan to periodically have this path mowed in order to have access to the entire pond for maintenance as well as recreational purposes. For those homeowners whose property abuts Parcel D, please be sure that you do not infringe upon the common land with plantings or other personal items. We hope that you will be kind enough to move any such plantings or items that may have been unknowingly placed on the common land.

At some point in the near future, we also plan to initiate measures to control the invasive (and non-indigenous) species of purple loosestrife that has proliferated along the pond's edges. We have enlisted the services of a qualified wetland scientist and have spoken with the Conservation Commission about remediation options and have been approved to use both loosestrife beetles and a non-toxic herbicide, Rodeo, specifically formulated for wetlands use. Our goal is simply to prevent the loosestrife from taking over the pond's shoreline which could eventually overtake all other pond species.

We also would like to remind everyone that the dumping of yard debris (lawn clippings, leaves, brush, etc.) on common land is prohibited as is the use of motorized vehicles. The use of snowmobiles on the pond in winter is not only prohibited, but extremely dangerous.



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Enclosed you will find your bill for the next year's assessment. Because we continue to have difficulty receiving timely payment from all 88 residents (two homeowners have still not paid the past year's assessment), we are repeating the rules previously outlined concerning what is expected from every homeowner within Partridgeberry Woods. Important points regarding this assessment are as follows:

- 1) The assessment pays for taxes, insurance and maintenance of the common lands. It applies to the July 1 – June 30 time period and coincides with the Town of Groton's fiscal year.
- 2) Assessments will be mailed in June of each year and will be due within 30 days.
- 3) Any payments not received within 60 days (August 1) will be subject to late fees of \$5 per month up to a maximum of \$60 per year.
- 4) The current homeowner (as of July 1 of each year) is responsible for payment of the entire amount whether or not they plan to sell their house during the year or will be closing on their home in the near future. There will be no more partial year payments or rebate checks issued. Any differences in amounts owed as a result of a transfer of home ownership must be worked out with the buyer and settled at the closing.
- 5) For each house closing, the Trustees will issue a notarized statement to the Seller stating whether or not assessment payments are complete and up-to-date.

As always, please contact any of us if you have any questions or comments or would like to volunteer for any landscaping or other special projects – we'd love to hear from you. Also, please check out our new website and provide suggestions for ways to improve the information posted there!