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2020 Annual Summer Newsletter and Assessment Fee Notice

We have had another relatively quiet year, as far as the Partridgeberry Woods Homeowners Trust goes. There were no unexpected expenses, every homeowner paid their fees and we didn't even have any beavers, so none needed to be removed from the pond. As a result, the annual fee remains the same as last year (\$125).

**PLEASE REMIT YOUR \$125 PAYMENT BY JULY 31, 2020 TO:
PBW, P.O. BOX 605, GROTON, MA 01450.**

Below is our contact information should you need to reach us. We continue to do our best to keep the trust in order by making sure the upkeep of the neighborhood and common lands is maintained. If needed, please contact any one of us with your land questions or concerns:

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Financials

The operating costs for Fiscal Year 2021 (July 1, 2020 through June 30, 2021) are projected to be \$14,450. Detail below:

Real Estate Taxes -	\$2,256	(15% of budget; based on current rates)
Land Management -	\$7,177	(50% of budget; based on last 5 years avg. expense)
Liability Insurance -	\$2,228	(15% of budget based on 2020 bill, assuming 5% increase)
Operating Expenses -	\$ 1,289	(9% of budget; website, mailings, post office box)

Legal or Professional Fees \$1,500 (10% of budget; placeholder in the event services are needed)

As in the past, the objective of the budget is to fund the projected costs for the upcoming year, while also providing a cash contingency (targeted at 50% of the prior year spending) to provide for unforeseen costs. The operating summary for 2020 will be posted on the website once the year is closed.

Please remember, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2020. A late fee of \$2.25 will be assessed for each month the payment is late.

We ended the year with all accounts being paid in full. Maintaining this collection rate is not easy. Most years we find the need to send second and third notices, as well as certified letters. We volunteer our time to act on your behalf, so especially appreciate it when you send your payment in promptly. As a reminder, per Trust guidelines, a home cannot be sold without a release indicating that all fees have been paid, including any late fees.

Land Management

As previously mentioned, we did not have any problems with beavers this year. Please do let us know if any of you notice evidence of their return. The Spring Cleanup has been completed, and mowing has begun per schedule.

Website & Contact List

We will be publishing the finalized statement with all expenses for FY 2019/2020 on our website after the fiscal year ends June 30. You can look for it, past newsletters, our trust document, etc. on the website: www.pbwoods.org.

Under the "Neighborhood Link" (<http://pbwoods.org/contact-information/>) you will find a password-protected web page that contains a spreadsheet with addresses and emails for all PB Woods residents (password is [REDACTED]). Please help us keep in contact by taking a look at this document and verifying that your information is correct and up-to-date. Even if you have been a resident here for a while, we may not have your preferred email information. If you find your contact information is incorrect, please use the form on the website to update it. To save on mailing costs, we will often communicate information via email, so it is important that we have your latest contact information so that you can stay informed.

Annual Meeting

Our Annual Meeting is usually around the third week of September. Of course at this point, we are unsure if we will be able to meet in person (responsibly distanced) or will have to arrange something via the internet. When we are able to establish firm plans, we will notify you by email with the date and time, method or place. This information will also be posted on our website.

Finally, please remember there is an Emergency Water Ban and all lawn watering and irrigation systems must be turned off.