

Partridgeberry

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Homeowners Trust

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Annual Spring Newsletter

Let us introduce ourselves...

Last spring we volunteered to become the new trustees of the Partridgeberry Woods Trust (PBW). We met with the existing members who had served our neighborhood for MANY years, and the official handoff was made. Join us in giving a big thank you to Maura Fitzgerald, Jayme Kulesz, Doug Roeck and Sue Shepherd for their years of service. Our new team is coming up to speed on the details, keeping the trust in order, and making sure upkeep of the neighborhood and common lands are preserved. As a board, we will meet to discuss any issues that arise. If needed, please contact any one of us with your land questions or concerns:

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What is the PBW Trust?

Why is there an annual assessment fee? If you are a new homeowner in Partridgeberry, it may have been just another charge at closing. Or you've been here a while and don't quite recall the details. We thought it might be a good idea to refresh our memories on why our money is collected into the Partridgeberry Woods Trust (PBW). The common land originated as part of town requirements around minimum acreage for new home construction. Because not all the homes in the neighborhood met the minimum

town requirements for acreage at the time of construction, the common lands were included to make up for the shortfall. The trust was put in place to maintain this common land. The trust document provides that the Trustees can be compensated for their services, but neither the past group of trustees nor the current trustees have requested compensation and work is done on a volunteer basis.

Common Lands are the Long Hill Road and Jenkins Road entrances, pond area, several stretches of

land along Riverbend Drive and Wintergreen Lane. These are areas that are “owned” by all of us, and are accessible to all the homeowners in our subdivision. However, all common lands are under the jurisdiction of the Groton Conservation Commission; so any homeowners that abut the common lands must be aware of restrictions set by the commission. If you are an abutter and you are planning changes to your property, it is probably a

good idea to contact the trustees if you are unsure of the guidelines, or the property lines of the common land areas. Your annual dues cover costs for administration and operation for the common lands. This includes Post Office Box rental, website hosting, attorney fees, postage, real estate taxes, liability insurance, and landscaping maintenance and upkeep.

Accounting Details for 2012...

Land management continues to drive the budget for the PBW Trust. At the present time, land management comprises 46% of our annual operating budget. Other expenditures related to liability insurance, real estate taxes and operating expenses have remained fairly stable. Our current balance as of May 14, 2012 is \$5,310. The projected balance at the end of the current fiscal year is \$3,760. The objective of the budget is to fund the projected costs for the upcoming year, while providing contingency funds to avoid bank fees and provide for unforeseen costs such as for storm damage cleanup.

The projected operating costs for FY 2013 (July 1, 2012 through June 30, 2013) break down as follows:

- Land Management - \$6,800 (46%)
- Liability Insurance - \$1,900 (13%)
- Real Estate Taxes - \$1,950 (13%)
- Attorney, Operating Expenses, Contingency - \$4,145 (28%)

Based on this budget, the assessment fee for FY 2013 will remain unchanged from last years fee at ***\$150.00 per household. This fee is due by July 1, 2012.***

As a reminder, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2012. ***A late fee of \$2.25 will be assessed for each month the payment is late.***

Neighborhood Info....

Partridgeberry Woods Annual Block Party!
Saturday June 9, 2012 1pm-7pm
Wintergreen Lane/Riverbend Drive
Contact Sue Shepherd shepherds23@gmail.com or Jen Sweeney sweeney304@charter.net for more info!

Please Be Aware...

Some local teens have been using the Nashua River Trail entrance on Wintergreen, to access the

river. Unfortunately, the area is being abused, and the teens appear to be drinking alcohol and leaving trash and debris. There have been reports that these teens are driving and speeding through the neighborhood, and also parking on the sidewalk on Wintergreen. The police have been alerted, as well as the Groton Conservation Commission, which has jurisdiction over this area. If you see any suspicious activity, please contact the Groton Police Department.

Please remit your payment with the enclosed form to: PBW, P.O. Box 605, Groton MA 01450. Please include all information, so that we can update the owner list records. Thank you!