

Partridgeberry

Kevin O'Brien

Alyson Palmer

Steve Pike



Jessica O'Toole

Ellen Paxton

Woods

Homeowners Trust

P.O. Box 605 Groton, MA 01450

pbwoods.org

2013 Annual Summer Newsletter and Assessment Fee Notice

Summertime Greetings from the PBW Trustees!

We hope this letter finds you well and enjoying the warmer weather. Below, find the updated financial information for PBW, and also some important information we would like to pass on to you. Also, please note our contact information, should you need to contact any of us. We continue to do our best to keeping the trust in order, 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:

Kevin O'Brien - Accounts receivable/payables
68 Riverbend
978-272-1300
kobrien@amphenolprintedcircuits.com

Jessica O'Toole
Database/OwnerList, website, 6D forms
321 Riverbend
978-272-1285
jessi.otoole@gmail.com

Accounting Details for 2013...

Land management continues to drive the budget for the PBW Trust. At the present time, land management comprises 44% 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 June 21, 2013 is \$10,187. The projected balance at the end of the current fiscal

Alyson Palmer
Assessments
176 Riverbend
978-272-1261
awpsthreeboys@gmail.com

Ellen Paxton
Newsletter
262 Riverbend
978-448-9712
ecpaxton@verizon.net

Steve Pike
Common Land/Pond inquiries, Landscaping
243 Riverbend
978-448-6488 or 978-758-0157
sdpike@charter.net

year is \$8,000. We are proud to report that we have collected all back payments on bankrupt and foreclosed properties (including interest). 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 2014 (July 1, 2013 through June 30, 2014) break down as follows:

- Land Management - \$6,000 (44%)
- Liability Insurance - \$1,918 (14%)
- Real Estate Taxes - \$1,948 (14%)
- Attorney, Operating Expenses, Contingency - \$3,900 (28%)

Landscaping projects in the works!

Since we have a bit of a financial cushion, we decided that we would do some much needed landscaping projects done at both the Riverbend Drive and Hickory Lane entrances. Our contracted landscapers will do some replanting and overall dressing up the entrance islands with perennials

Updated website now available...

We have updated the PBW website, www.pbwoods.org to reflect the new trustees, and have added a general trustee email address that will be forwarded to all the trustees. Also you will find the most current newsletter and

Be a part of the Partridgeberry Woods Email Distribution List!

We would like to create an official email list of all owners, so that if we have information we (or you) would like to share with our entire neighborhood, we would have the ability to do so. This is especially important for new neighbors that may move in after the annual newsletter has been issued. Even if you have been a resident in PBW

Based on this budget, **the assessment fee for FY 2014 will remain unchanged from last years fee at \$150.00 per household. This fee is due by July 31, 2013.**

If you still have an outstanding balance of unpaid fees, you will also receive a separate invoice with your total amount owed. The responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2013. A late fee of \$2.25 will be assessed for each month the payment is late.

and mulch. Steve Pike, who heads up this part of the trust, will work directly with our landscaping company to ensure that these projects are planned and completed within our budget.

some important links for homeowners. If you had previously saved the page in your browser, you may need to refresh the page to see the most current information.

for a while, we may not have your most updated email information. **If you want to be on our Distribution list, please email Jessica O'Toole Jessie.otoole@gmail.com your name, street and email address**, so that we can update our database. As the need arises, we can then email you any neighborhood related information!

Please remit your 2013 \$150 payment to:

**PBW
P.O. Box 605
Groton MA 01450**