

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

2014 Annual Summer Newsletter and Assessment Fee Notice

Summertime Greetings from the PBW Trustees!

We hope this letter finds you well and enjoying your summer. 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 2014.....

Land management continues to drive the budget for the PBW Trust. At the present time, land management comprises 47% of our annual operating budget. Other expenditures related to liability insurance, real estate taxes and operating expenses have remained fairly stable. For FY 13/14 there were only two properties that did not

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@verizon.net

remit their HOA fees. These payments (plus interest) will continue to be persued. 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 2015 (July 1, 2014 through June 30, 2015) break down as follows:

- Land Management - \$7,000 (47%)
- Liability Insurance - \$1,976 (13%)
- Real Estate Taxes - \$2,024 (14%)
- Attorney, Operating Expenses, Contingency - \$3,910 (26%)

Neighborhood Improvements completed and in the works!

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

The trustees would like to have a sign installed at the entrance of Riverbend Drive. This sign would be decorative and read "Partridgeberry Woods.". The board welcomes all input as to what other improvements you would like to see in the neighborhood (adding a few benches around the

Partridgeberry Woods Website and Communication!

Please take a look at our website, www.pbwoods.org. Here you will be able to view past newsletters, financial statements, abutters information and our trust document. Also, for your convenience, we have added a password-protected web page that contains a spreadsheet with addresses and emails for all HOA members. Please help us keep in contact by taking a look at this document and verifying that your information

Based on this budget, the assessment fee for FY 14/15 will remain unchanged from last years fee at \$150.00 per household. **This fee is due by August 15, 2014.**

As a reminder, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2014. **A late fee of \$2.25 will be assessed for each month the payment is late.**

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

pond, etc.). Please contact the board with your ideas and/or comments at trustees@pbwoods.org. Just a reminder, please do not add any debris, such as lawn clippings, downed trees or other yard debris to the common area.

is correct and up to date. Even if you have been a resident in PWT for a while, we may not have your most updated email information. **Please email Jessica O'Toole Jessie.otoole@gmail.com with any changes or additions.**

<http://pbwoods.org/contact-information/>

The password is: XXXXXXXXXX

Please remit your 2014 \$150 payment with the enclosed form to:

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

Partridgeberry Woods Homeowners Trust

P.O. Box 605

Groton, MA 01450

2014/2015 Homeowners Trust Assessment

The assessment for this fiscal year is \$150

Please remit to the above address by August 15th.

Please complete if there are any changes to be made or if you would like to receive correspondence related to the Trust by email.

Name(s):

Address:

Email:
