

Partridgeberry

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Woods

Homeowners Trust

P.O. Box 605 Groton, MA 01450

pbwoods.org

2015 Annual Summer Newsletter and Assessment Fee Notice

Greetings from the trustees of the Partridgeberry Woods Homeowners Trust. Welcome to summer! We hope everyone has been enjoying this warm weather and has somehow forgotten the cold, snowy winter we had this year. 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:

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Common Land/Pond inquiries,
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Jessica O'Toole -
Contact List, website, 6D forms
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Ellen Paxton - Newsletter
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Accounting Details for 2015.....

We are happy to report that association fees are 100% current after working to collect several payments that were past due for several years. We have worked to tightly monitor and control costs, including the negotiation to eliminate an insurance increase of 5% for the upcoming year.

The projected operating costs for FY 2016 (July 1, 2015 through June 30, 2016) are estimated at \$14,000 broken down as follows:

- Land Management - \$7,000 (50%)
- Liability Insurance - \$2,022 (14%)
- Real Estate Taxes - \$2,240 (16%)
- Attorney, Operating Expenses, Website, Contingency, Betterments - \$2,738 (20%)

The objective of the budget is to fund the projected costs for the upcoming year, while also providing contingency funds to avoid bank fees and provide for unforeseen costs such as for storm damage cleanup. Funds will also be used for betterments to the common lands, as outlined in this newsletter. The operating summary for FY 2015 will be posted on the website once the year is closed out.

Based on this budget, the assessment fee for FY 2016 will remain unchanged at \$150.00 per household. **This fee is due by July 31, 2015.**

As a reminder, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2015. **A late fee of \$2.25 will be assessed for each month the payment is late.** Please help keep the costs incurred for multiple mailings and payment reminders down by making your payment today.

Neighborhood Information!

Please be Aware.... There has been some reports of debris and trash (garbage, beer cans, etc.) left on the common land around the pond. The police have been alerted. If you see any suspicious activity, please contact the Groton Police Department. When using the common areas, please refrain from parking on abutter property.

Since we have a bit of a financial cushion, we would like to make some improvements to our neighborhood. Some suggestions include trapping the beavers at the pond, installing a sign on the Common Land, installing a decorative sign at the entrance of Riverbend Drive or adding a few benches around the pond. The board welcomes all input as to what improvements you would like to see in the neighborhood. This would be one of the agenda items on our fall neighborhood meeting.

Partridgeberry Woods Website and Communication!

We are planning a neighborhood meeting in September 2015 to share, thoughts, ideas and suggestions. The date and time will be posted on our website, www.pbwoods.org, in August and will be emailed to all neighbors whose email address we have on file. To view information regarding past newsletters, financial statements, abutters information and our trust document, please visit the website. Under the "Neighborhood List" link (<http://pbwoods.org/contact-information/> password: **contact Trustees**) you will find a password-protected web page that contains a spreadsheet with addresses and emails for our neighbors. 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 in PBW for a while, we may not have your most updated email information. If you find that your contact information is incorrect, please use the form on the website to update your information. Once we have collected all updates, we will create a downloadable file and place it on the password protected web page. You can use this list to email your neighbors. Please note, if you are using an old email list that is in your contacts, make sure you update your own files, as many are sending out emails to "all" that are going to people that don't live here anymore.

We would like to take this opportunity to welcome some new neighbors that have recently moved to PBW: Please Welcome:

David & Christina Bruner of 108 Riverbend Dr.
Neel & Rhea Vora of 36 Wintergreen Ln.
Hariharan Iyer & Harini Rajappa of 44 Wintergreen Ln.
Lars Rohrberg & Juliet Whitehill of 50 Wintergreen Ln.
Boris and Tatyana Yesikov of 117 Jenkins Rd.

David & Janice White of 64 Wintergreen Ln.
Chad Palermo & Anar Shah of 266 Riverbend Dr.
Andrew Wang & Cong Yao of 281 Riverbend Dr.
John & Mary Truesdell of 111 Wintergreen Ln.

Please remit your 2015 \$150 payment by July 31, 2015 to:

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