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2019 Annual Summer Newsletter and Assessment Fee Notice

Welcome new residents, and hello to longtime neighbors! Great news! We've had a totally uneventful fiscal year 2019, so the annual assessment will remain at \$125 per home. Summer is starting off very well! This annual newsletter includes updates on our financials, land management issues, website, and other relevant information we think you might want to know.

**PLEASE REMIT YOUR \$125 PAYMENT BY JULY 31, 2019 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 projected operating costs for Fiscal Year 2020 (July 1, 2019 through June 30, 2020) are estimated to be \$14,741:

Real Estate Taxes -	\$2,468	(17% of budget; based on \$617 most recent quarter)
Land Management -	\$8,000	(54% of budget; based on past history)
Liability Insurance -	\$2,000	(14% of budget based on prior years)

Operating Expenses - \$ 773 (5% of budget; website, mailings, post office box)

Legal or Professional Fees \$1,500 (10% of budget; estimate, to have in reserve)

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 current year spending) to avoid bank fees and provide for unforeseen costs. The operating summary for FY 2020 will be posted on the website.

Please remember, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2019. A late fee of \$2.25 will be assessed for each month the payment is late.

We ended the fiscal year with only one home that has not paid the FY 2019 dues and late fees: 186 Riverbend. Maintaining this collection rate is not easy. We need to continue to send second and third notices, and have even had to send certified mail. We (trustees) volunteer our time, so please help us by sending your check in promptly! As a reminder, a home cannot be sold without a release from the Trust that all fees have been paid, including any late fees.

Land Management

We did not have a problem with beavers this year, but ask that you all continue to alert us if you see any evidence that they have returned. In spite of the late Spring and rain, Spring cleanup has been completed and mowing will proceed as scheduled (unless it rains. Again.)

Website & Contact List

We will be publishing the finalized statement with all expenses for FY 2018/2019 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 date and time is TBD, with the location the Groton Library. All Partridgeberry Woods residents are encouraged to come. You will receive an email with the date and time as soon as it is available. This information will also be posted on our website.

