



Partridgeberry Woods Homeowners Trust



P.O. Box 605 Groton, MA 01450

Maura Fitzgerald 448-6071

Jayme Kulesz 448-2696

Doug Roeck 448-3826

Sue Shepherd 448-0104

John Mattison 448-8167

<http://www.pbwoods.org>

May 3, 2011

Dear Partridgeberry Woods homeowner,

It is with heavy hearts that we write this year's Newsletter. As many of you know, John Mattison passed away over the 2010 holiday period and we are finding it difficult to get back to business as usual. John was a valued Trustee for close to 10 years and we will dearly miss his perspectives and insight. John was always the "voice of reason," among the trustees and his contributions and sense of humor will be sorely missed. In addition, Charles Picariello lost his long battle with cancer in January. Our thoughts and prayers go out to Marian Mattison and Donna Picariello and their families.

Many of you are also aware that we are actively looking for a new group of 5 trustees to take over the present positions that have been held for over 10 years by the group noted above on our letterhead. For those of you not on our neighborhood e-mail list, we sent out notices in December 2010 and March 2011 looking for volunteers. One neighbor has committed to serving on the Trust and 2 others are possibly interested. We continue to look for additional volunteers so that the present body of Trustees can officially step down by **September 2011**. We seriously need your help and request that you contact any of us as soon as possible if you are interested in serving on this very important neighborhood board.

Each year, the Partridgeberry Wood Trustees set an assessment fee based upon our projected costs for administration of the common lands within the subdivision. Those common lands include the entrances at Long Hill Road and Jenkins Road as well as the areas surrounding the pond and several stretches of land along Riverbend Drive and Wintergreen Lane between various houses. The operating expenses for the Trust include Post Office box rental, website hosting, attorney fees, postage and mailings, real estate taxes, liability insurance, tree and brush removal as well as mowing and periodic landscaping material purchases such as mulch and flowers.



Partridgeberry Woods Homeowners Trust



P.O. Box 605 Groton, MA 01450

Maura Fitzgerald 448-6071

Jayne Kulesz 448-2696

Doug Roeck 448-3826

Sue Shepherd 448-0104

John Mattison 448-8167

<http://www.pbwoods.org>

Land management continues to drive the budget for the PBW Trust. At the present time, land management comprises 51% of our annual operating budget. Recent issues pertaining to Parcel D encroachment have also resulted in additional attorney fees that the Trust will have to bear until these issues are resolved. Other expenditures related to liability insurance, real estate taxes and operating expenses have remained fairly stable. Our current balance as of May 3, 2011 is **\$1,655**. The projected balance at the end of the current fiscal year is **-\$250**. The projected operating costs for FY 2012 (July 1, 2011 through June 30, 2012) break down as follows:

- Land Management - \$6,200 (51%)
- Liability Insurance - \$2,300 (19%)
- Real Estate Taxes - \$2,200 (18%)
- Misc. / Operating Expenses - \$1,500 (12%)

With these factors in mind, the assessment fee for FY 2012 will be **\$150.00** per household. This fee is due by **June 1, 2011**.

We have also noted that there are presently 6 homes for sale in the neighborhood and we remind those homeowners that the responsibility for payment of the annual assessment rests with the owner of record as of July 1, 2011. Thanks for your cooperation and thank you for your continued support of our beautiful neighborhood.