

Partridgeberry



Jan Cochran

Jessica O'Toole

Lorrie Morgan

Dan Palmer

Jay O'Toole

Woods

Homeowners Trust

P.O. Box 605 Groton, MA 01450

pbwoods.org

2023 Annual Summer Newsletter and Assessment Fee Notice

**PLEASE REMIT YOUR \$150 PAYMENT BY JULY 31, 2023 TO:
PBW, P.O. BOX 605, GROTON, MA 01450.**

Below is our contact information should you need to reach us.

Lorrie Morgan
Accounts Receivable/payable
357 Riverbend
978-448-6898
Lmorgan01450@gmail.com

Jessica O'Toole
Contact List and Website
321 Riverbend
978-272-1285
Jessi.otoole@gmail.com

Dan Palmer
6D forms
176 Riverbend
978.272.1261
dfpalmer14@gmail.com

Jay O'Toole
Common Land, Pond,
Landscaping
321 Riverbend
978.272.1285
jayotoole@hotmail.com

Happy Summer 2023! It's good to feel the temperatures coming up and, hopefully, drought conditions will be much improved after the next few days. You will notice that we do not, officially, have anyone elected to be responsible for the Newsletter, meeting minutes, etc. David DeAngelis, who had been elected at our meeting last Fall, was not able to complete his term so Jan (Cochran) volunteered to produce this newsletter with David assisting. Please consider taking on the position of Trustee. **It is not complicated and does not take much time!** Contact Jan at 978.448.0400 or email: georganabright@yahoo.com. for specifics.

Financials

The projected operating costs for Fiscal Year 2024 (July 1, 2023 through June 30, 2024) are estimated to be \$13,000:

Real Estate Taxes - \$2,850 (22% of budget; based on most recent quarter)

Land Management - \$6,500 (50% of budget; based on past history)

Liability Insurance - \$2,200 (17% of budget, based on prior years)

Operating Expenses - \$350 (3% of budget; website, mailings, post office box)

Legal or Professional Fees \$1,100 (8% of budget; estimate, based on past history)

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 2023 will be posted on the website after fiscal year end. We had hoped to reduce the dues for FY 2024 but, unfortunately, we need to keep them flat to fund our current expenses. Of note, our Homeowners Trust property taxes have increased by \$200/quarter. I expect that you are already aware of this.

Please remember, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2023. A late fee of \$2.25 will be assessed for each month the payment is late.

We ended the fiscal year with outstanding dues to be paid for FY 2023 (last year's assessment). Reminders have been sent. We trustees volunteer our time, so please help us by sending in your check promptly! Reminder postcards will be sent at the end of July to help facilitate timely payments. **It is important to remember that a home cannot be sold without a release from the Trust that all fees have been paid, including any late fees.**

Land Management

Undoubtedly, you will notice that our landscaper has performed the Spring cleanup. The entrance has been mulched and the mowing is proceeding as scheduled. The pond seems to still be beaver-free. Please contact Jay O'Toole to report any downed trees on common land.

Website & Contact List

Please help us keep in contact by taking a look at our online spreadsheet 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 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. You can look for the spreadsheet, past newsletters, our trust document, etc. on the website: 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 XXXXXXXXXX)

Annual Meeting

The annual meeting was held via Zoom on November 1, 2022. We expect to hold the 2023 meeting around that date but will notify you the specifics via email and posting on the PBW FaceBook site. **A final request: please be a considerate neighbor. If you walk your dog, please be sure to pick up after him/her!** Thank you!

One last time: please volunteer!! I'd rather be playing with my 9 grandchildren (from Jan).

