

# Partridgeberry

Jan Cochran

Lorrie Morgan

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**Woods**

**Homeowners Trust**

P.O. Box 605 Groton, MA 01450  
pbwoods.org

Jessica O'Toole

Dan Palmer

## 2021 Annual Summer Newsletter and Assessment Fee Notice

After an exceptionally quiet year, it's good to be able to walk unmasked in the neighborhood. We're hoping that all of you, and those you love, have remained healthy and look forward to a year of seeing smiles. 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, 2021 TO:  
PBW, P.O. BOX 605, GROTON, MA 01450.**

Below is our contact information should you need to reach us. You will notice that Lorrie Morgan is now responsible for all financial aspects of the Trust. Many thanks to Kevin O'Brien for all his work these past years and welcome, Lorrie! We look forward to working with you.

### Lorrie Morgan

Accounts receivable/payable  
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978-448-6898  
[lmorgan01450@gmail.com](mailto:lmorgan01450@gmail.com)

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Contact List and Website  
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### Jan Cochran

Newsletter, Meeting Minutes  
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## Financials

The projected operating costs for Fiscal Year 2022 (July 1, 2021 through June 30, 2022) are estimated to be \$12,800:

Real Estate Taxes -	\$2,200	(17% of budget; based on most recent quarter and small increase)
Land Management -	\$6,800	(53% of budget; based on past history)
Liability Insurance -	\$2,000	(16% of budget based on prior years)

Operating Expenses -           \$ 300           (2% of budget; website, mailings, post office box)

Legal or Professional Fees   \$1,500           (12% 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 2021 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, 2021. A late fee of \$2.25 will be assessed for each month the payment is late.

We ended the fiscal year with all homeowners paid for FY2021. Thank you! Maintaining this collection rate is not easy. We (trustees) volunteer our time, so please help us by sending your check in promptly! 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

Other than the removal of a couple of downed trees, landscape work was limited to our standard cleanup and mowing. We haven't had any issues with beavers for a couple of years, but please let us know if you see a problem developing

### Website & Contact List

Welcome to all new neighbors! Please visit our website: [pbwoods.org](http://pbwoods.org) for information and documents pertaining to our Trust.

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).

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 was held via Zoom on October 8, 2020. Kevin O'Brien presented the updated financials and Jay O'Toole discussed various land management concerns. We also asked if there were any residents who would be interested in becoming a Trustee. At that time, there were none, so the existing slate of Trustees was nominated and re-elected.

We are thankful for Lorrie Morgan, who volunteered for the position of Treasurer later in the year. The rest of us (Jan, Dan, Jessica and Jay) have all been trustees for many years. We ask that each of you consider becoming a trustee in the future. The 2021 Annual meeting is expected to be in the Groton Public Library mid to late September. You will receive an email with the details once they are arranged.