



Jan Cochran
Kevin O'Brien
Jay O'Toole

Jessica O'Toole
Dan Palmer

2022 Annual Summer Newsletter and Assessment Fee Notice

It's been good to return to near normal, and especially fun to see and hear the new graduates and their families celebrate. Surely this is a sign that we are heading out of the pandemic! 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 \$150 PAYMENT BY JULY 31, 2022 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
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Contact List and Website
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Newsletter, Meeting Minutes
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Financials

The projected operating costs for Fiscal Year 2023 (July 1, 2022 through June 30, 2023) are estimated to be \$13,000:

Real Estate Taxes -	\$2,500	(19% of budget; small increase last quarter)
Land Management -	\$6,900	(53% of budget; based on past history)
Liability Insurance -	\$2,200	(16% of budget based on prior years)
Operating Expenses -	\$ 300	(2% of budget; website, mailings, post office box)
Legal or Professional Fees	\$1,100	(9% 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 2022 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, 2022. A late fee of \$2.25 will be assessed for each month the payment is late.

We ended the fiscal year with all homeowners but one paid for FY2022. 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

Spring cleanup has been completed and mowing is proceeding as scheduled. We had a quiet winter, with no downed trees or excessive beaver activity to report. As always, please contact Jay O'Toole with any issues.

Website & Contact List

Welcome to all new neighbors! Please visit our website: 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 [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 was held via Zoom on November 4, 2021. Lorrie Morgan 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. The entire minutes for the meeting can be found on our website. **Once again, we ask you to consider becoming a Trustee.** With the exception of Lorrie, the rest of us (Jan, Dan, Jessica and Jay) have all been trustees for many years. The 2022 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.

