



2026 Partridgeberry Woods Newsletter

Financials

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 2026 will be posted on the website after fiscal year end prior to our annual meeting. The date, time, and venue for the annual meeting will be announced soon via email and Facebook. As always, we had hoped that we would not need to raise the dues for FY 2027 but, unfortunately, we need to raise them to \$200 this year to fund our current expenses. Expenses will be carefully monitored with the hope that we can reduce our annual fee next year. Please remember, the responsibility for payment of the annual assessment is based on the owner of record as of July 1, 2026. A late fee may be assessed for each month the payment is late.

We ended the fiscal year with outstanding dues to be paid for FY 2026 (last year's assessment of \$190). There are currently 7 households who are in arrears paying their dues. Reminders have been sent. We trustees volunteer our time, so please help us by sending in your check 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.

The projected operating costs for Fiscal Year 2027 (July 1, 2026 through June 30, 2027) are estimated to be \$18,800:

- Real Estate Taxes - \$2,700 (14% of budget; based on most recent quarter)
- Land Management - \$11,000 (59% of budget; based on past history)
- Liability Insurance - \$3,600 (19% of budget, based on prior years)
- Operating Expenses - \$1000 (5% of budget; website, mailings, post office box)
- Legal or Professional Fee - \$500 (3% of budget; estimate, based on past history)

Annual Fee

Please remit your **\$200** payment by July 31, 2026 to: **PBW, P.O. BOX 605, GROTON, MA 01450**. The annual fee covers costs for administration and operation for the common lands. This includes liability insurance, real estate taxes, landscape maintenance, and general administration such as Post Office Box rental, website hosting, attorney fees, and postage. The Trustees are unpaid volunteers. We strive to maintain a break even budget. Any amount in excess of the annual fee will go into the Trust bank account and will be used for unexpected expenses.

Landscaping Update

Spring cleanup and landscaping has been performed, and mowing is ongoing. Please contact Jay O'Toole to report any downed trees on common land, or any increase in beaver activity on the pond, such as blocked culverts or flooding.

51 Wintergreen Lane

You will not find this address on Zillow, but it's a critical structure in our neighborhood. It's a wastewater pumphouse managed by the Town of Pepperell that moves over 7,000,000 gallons of wastewater out of the neighborhood annually. Below the cane shaped air intake pipe is a 30' deep holding tank that helps buffer wastewater before it is pumped out of the neighborhood to another larger pumpstation from where it is gravity fed to the treatment facility in Pepperell.

In the event of an electrical power failure, the pumphouse features a large 8-cylinder diesel engine that powers the pump until the electrical power is restored. The diesel engine is automatically tested every Tuesday morning. While the pump house has some remote monitoring



there are still checks that need to be done daily. Scheduled equipment upgrades to the pumphouse equipment will over time lessen the need for manual checkups.

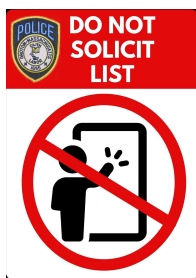
The pump house structure underwent

maintenance in the fall during which the light was changed to be motion activated which dramatically changed the evening and night time luminary experience for the better. The light change was requested by abutting residents and it was adopted within days by Phil (seen in the picture) from the Town of Pepperell who manages the pump house. Please give Phil a wave or thumbs up when you see him.

New Solicitation By-Law

The Town of Groton passed a new by-law pertaining to door-to-door solicitation at the Fall 2025 Town Meeting. Solicitors are required to obtain a solicitation permit from the Chief of Police before approaching residents. Solicitors must have their photo license card clearly visible and

solicitation is prohibited between 7pm and 9am, on Sundays, and legal holidays.



If you would prefer not to be solicited by vendors of driveway sealant, pest control, etc. you can opt out by sending your name and address to **police@grotonma.gov**. A sign with “no solicitation” or similar will also prevent unwanted solicitations. If someone then does come to your door, please let the Groton Police Department know so they can educate the solicitor on our town’s permit process. The penalty for violating the by-law is \$300 per offence. With 88 houses in Partridgeberry Woods that gets expensive fast. Exceptions are in place for youth, political, and religious organizations. The details of the new by-law can be found in the minutes of the October 18th, 2025 Town Meeting.

Dog Owner and Other Responsibilities

Dogs are great! We have a wonderful neighborhood and trails to exercise ourselves and our four legged friends. Dogs often have to go when on a walk. That’s only to be expected, but not picking up after a dog is not OK and a violation of Town bylaws and subject to a \$50 fine. The short version is that the only place dog refuse can be left is on our own properties, nowhere else. If it poops, you pick. To help out, the newspaper slots under the 50 Wintergreen and 298 Riverbend mailboxes have extra doggie bags in case you need one. Other key responsibilities include adhering to the Town leash law, annual dog registration, sidewalk snow removal, clearing snow around fire hydrants, respecting speed limits, and adhering to the odd/even/never-Mondays water restrictions.

Sidewalk Snow Removal

To make the winter months a smidge better the Trustees decided to purchase a commercial grade snow blower. Despite the onslaught of snow this past season the purchase turned out a success. The volunteers operating the snowblower are connected through a text group that distributes the workload as folks are available. That’s the beauty of volunteering - you opt in and contribute when you can.



Snow Captain Sean Robinson chewing through 20” of snow on Riverbend

Huge thanks to the 2026 Snow Captains: Sean Robinson, David Johnston, Scott Lewis, Jody Farmer, Andy Wang, Brian Macauley, TJ Popli, and Lars Rohrberg. The voluntary contributions to the snow blower purchase, gas, and maintenance totalled over \$2,000. Many thanks to all who contributed! If you like the Snow Captain service there is always an opportunity anytime to show appreciation by sending a check to the address listed above. Reach out to Lars if you’re interested in becoming a Snow Captain. If you have a plow service please let them know never to

deposit snow on sidewalks as the compacted snow makes removal by the Snow Captains much harder and it may damage our snowblower. If you clear your own driveway please clear out any snow you may leave on the sidewalk. The Snow Captain effort does not replace the homeowner's responsibility to clear sidewalks. We have long stretches of sidewalk with no abutters. The value in the snow removal is in the contiguous clearing so pedestrians at no point need to step over a 4' berm to walk on the road before a new cleared stretch of sidewalk is available. Any snow removed is noticed and appreciated. Help the Snow Captains help you!

Mindful Driving

Per the Groton Police Department the presumed speed limit when nothing is posted is 30 mph. That's the same speed limit as many stretches of 119, a State Highway, and a bit on the high side for our neighborhood - especially if 30 mph turns into 35 mph or higher. We have a few good long stretches of road that are tempting, but please encourage everyone to keep the needle at 30 mph or below.



Complimentary 29 mph speed limit fridge magnets are available in the newspaper slot under the mailbox on 50 Wintergreen. They are designed for outdoor use and can be applied to mailboxes or fridges as a reminder and a conversational piece. Going slowly enhances the experience of getting home. Sometimes using cruise control makes going slow easier - in the 25 mph zone by the Police station, 30 mph in Town, 20 mph in school zones, and 29 mph in our neighborhood. Give mindful driving a try but as usual stay within your comfort zone.

This Newsletter is brought to you by the volunteer Trustees

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

Lars Rohrberg
Newsletter, Snow Captain
50 Wintergreen 617-283-8891 rohrberglars@gmail.com