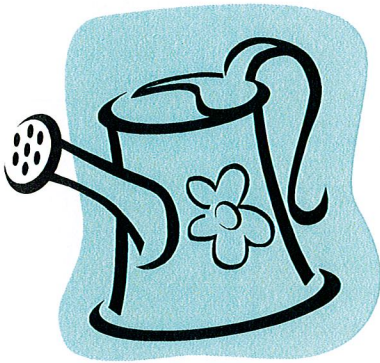


Rolling Ridge Farm Homeowners Association

Spring Newsletter 2008



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MESSAGE FROM THE BOARD

Hello Neighbors –

Spring has arrived, and so has a new Board of Directors for the Rolling Ridge Farm Homeowners Association. Our Rolling Ridge Farms community relies on a volunteer (but membership elected) Board of Directors. The current board consists of three new and two returning members. We sincerely thank exiting board members; Terri Morris, Curt McKee, and Jon Hagenstein for their long standing commitment and dedication to our neighborhood. Our hope is to continue the excellent stewardships of past boards, and refresh our local community.

We have many aspirations for the coming year. The first is to establish a stronger and more efficient communication channel between the board and community. Second, re-establish control over the beach area in order to minimize vandalism and protect this valuable

neighborhood asset. The third is a moderate and humble investment into landscaping beautification for the beach area and other neighborhood areas. Finally, maintain the covenants and general operation of our Homeowners Association.

This newsletter, along with a newly created website is intended to more efficiently communicate association news, solicit member feedback, organize events, and access important documents. Please visit www.RollingRidgeFarm.org and provide us your input!

In order to re-establish control over the beach area, we are returning to the “locked gate” concept. More details may be found later in this newsletter and online. New keys will be issued to each household upon receipt of this year’s annual dues.

Our annual dues increased by 2.44% (cost of living



increase). The resulting \$5.00 increase per year will allow replacing items damaged and investments into landscaping projects throughout the year. That said, our operating budget is very minimal -- We still need neighbor volunteerism to accomplish all the things we’d like to see. Please consider coming to one of the neighborhood workdays, where we will do a variety of spring cleanup activities.

This newsletter will be issued via paper once a year, then the website will be updated frequently with new news and information. Please register and fill out the resident information form in order to be notified of these updates.

LANDSCAPING AND BEAUTIFICATION

You may have already seen Maffei Landscape Contractors trucks in the neighborhood. They have started the spring clean-up process and will be providing the lawn mowing services for the common areas of the neighborhood. We have requested some pricing from Maffei for some landscaping improvements to the main entrance to the neighborhood at Highfield Drive and Great Hill Road.

At the annual meeting many of you expressed interest in making landscaping improvements to individual cul-de-sacs in

the association. We have discussed the possibility of having mulch delivered to these areas and are looking for volunteers to install it. If anyone is interested in doing so for their particular street or would like to look into adding plantings to the circle, please contact the board and we can discuss the options. Now that the website is online the easiest way to communicate your ideas or request is by email at info@rollingridgefarm.org. As always, any requests may still be submitted by mail at RRFHA, PO Box 9, Sandwich, MA 02563.



ANNUAL DUES

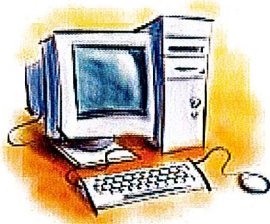
Included along with this newsletter is the bill for this years annual dues. There have been no major changes other than a cost of living increase which has resulted in an increase of approximately \$5.00 per home. This slight increase is being used to offset the increase in costs that have received from the vendors associated with the association. Other projects that will

be addressed with the money collected with the dues will include the repair of the gate at the beach, beach nourishment and improvement, and landscape maintenance. By reallocating funds, it will allow for additional landscape improvements, small landscape projects as requested by residents and even a summer party if anyone is inclined to

help plan one. We welcome everyone's input and help with these plans and hope to hear from you soon .

“The first day of spring is one thing, and the first spring day is another. The difference between them is sometimes as great as a month.” - Henry Van Dyke

THE ROLLING RIDGE FARM WEBSITE IS HERE !



We have established a website for the homeowners of Rolling Ridge Farm. We encourage everyone to check it out.

The web address is www.rollingridgefarm.org.

It is our sincere hope that this can become a useful tool for the community to share ideas,

plan events and access important information such as covenant paperwork , architectural change requests and group function applications. As had been expressed at the annual meeting, the communication of neighborhood projects and events is something everyone would like to see improved.

Please take a few minutes to look at the site, register as a member and send your ideas so that they may be incorporated.

Also, if there are any interested webmasters/creators, please let a board member know. We'd like to get more neighborhood involvement!

HOME MAINTENANCE CHECKLIST FOR SPRING

After a long New England winter spring has finally arrived. Now is a great time to get outside and smell that spring air and get something done while your at it. Below is a basic list of some things all homeowners should look for and there will certainly be many unique items at each home.

Start by taking a walk around your home:

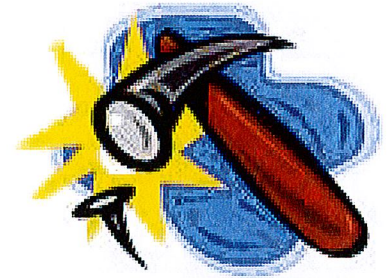
- Inspect your siding, does it need replacing or painting?
- Take a look at your foundation for cracks.
- Make sure there are no cracks or missing caulking at door and window frames.
- Inspect your gutters for points of

separation that need to be sealed and make sure they are clear of debris.

- Check outdoor wiring for damage or fraying.
- Check your roof for any damaged shingles that need to be replaced.
- Look at your lawn and plantings to see if anything needs to be re-seeded or replaced.

Spring is an excellent time to make these inspections as it allows you the entire summer to make necessary repairs or improvements.

If you are planning any renovations or landscaping improvements, make sure to contact the Homeowners Association



board for approval prior to starting work. These requests can be submitted by mail to RRFHA, PO Box 9, Sandwich, MA 02563 or online at: info@rollingridgefarm.org

PLANS FOR THE BEACH

The Board has decided that the electronic gate is no longer a feasible solution for the security of the beach. In order to keep this area clean and secure it is imperative that it be kept locked at all times with access available only to those associations members in good standing. In order to accomplish this, a form is

being sent out with this newsletter which should be filled out by each household and returned to The Board. Once the forms are received, two keys will be provided to each household. Please take a few moments to read the key form and fill out the information requested. Additionally, there will be some improvements

taking place over the next couple of weeks at the beach area. Below is the announcement for the neighborhood workday which is being organized to clean up the beach area for the season. Also, two additional picnic tables have been ordered and should be

delivered prior to Memorial Day. If there are any other projects that you believe would increase everyone's enjoyment of the beach area, please pass this information along. Remember, the beach area is available to residents for functions, please request a group function form from the website in advance.

ANNOUNCEMENTS

Neighborhood Beach Clean-Up Day 5/3 (7AM—Noon).

On 5/3 we will be looking for volunteers to assist with the general clean-up of the beach area. This will consist of some light raking, removal of debris and general maintenance. Refresh-

If you are interested in participating in this project or would like to be notified of future projects please go to the website and register. We are looking forward to a great turn out.

Part-Time Child Care

Rolling Ridge resident needs caregiver for a healthy one year old. One or two days a week during the day. Experience with children necessary. Interested individuals please reply via email with personal profile, and any questions to: Avaus125@aol.com

COVENANT RENEWAL UPDATE

As it stands at this time there is not much new to report on the status of the covenant renewal process. The paperwork has been submitted and we are waiting to hear when it has been recorded.

At this point, the board understands this to be primarily a clerical issue that has been held up by the extraordinary numbers of foreclosures in recent months which need to be handled by the same people.

Along with this newsletter is a copy of the new covenants as they have been submitted. While not much has changed, please take a few moments to read through this information to familiarize, or re-familiarize as the case may be, yourself with the information.

As there is progress on this front that information will be updated on the website.

REGISTER ON THE WEBSITE

The most important thing the board would like to communicate with this newsletter is the benefit of going to

www.RollingRidgeFarm.org

and registering to receive news and information about upcoming events and issues. It will only take about 1 minute to complete the registration process and will allow greater communication for our community.