

ROLLING RIDGE FARM HOA NEWSLETTER

SPRING 2018

Welcome to the first of what hopes to be a regular communication from the Board of the Rolling Ridge Farm Homeowners Association (RRFHOA). The goal is to inform the neighborhood of upcoming events and news related to our neighborhood.

CLEAN-UP EFFORTS

The storms this past winter have resulted in some trees down in common areas and damage to entrance fences. We are keeping a list of these items and will be obtaining quotes to have these repaired or removed in preparation for the spring/summer season. If you have knowledge of damaged common areas or downed trees, please notify us at board@rollingridgefarm.org. We hope to have these removed by April 15th, so please send us an email as soon as you notice the issues.

DUES LETTER COMING AND PAST DUES

Dues collection letters will be sent out this month. Please pay these promptly as we require this funding to handle the landscaping bills for our common property and pay for other ongoing activities.

The board is currently working on a 5-year budget plan to project what the dues will need to be moving forward to maintain our current state, establish a healthy savings, and take on new neighborhood improvement projects. At our current rate, we cannot afford long-term maintenance of the current level of activity as savings is needed to cover increasing costs. The goal is to establish an annual dues level that funds our known costs, and use the savings for unforeseen damage and repairs as well as larger projects (i.e., new docks). We will be holding a vote for an increase in the dues at the next annual meeting in Oct/Nov 2018. A change in the baseline dues will be voted at the annual meeting and will require approval by the majority of households to be approved.

The topic of households who owe past-due amounts was discussed at our annual meeting this past November. The Board agrees that receiving this funding is essential due to our tight budget this year. The total overdue collections is currently approximately \$9,000. We are actively moving forward with your suggestions to take delinquent households to small claims court through the Town of Barnstable to receive these past-due amounts. Collection letters notifying of these proceedings will go out this month to those who are not current in their dues payments. If anyone would like to discuss their past due amounts or make special payment arrangements, please contact the board at board@rollingridgefarm.org.

PAVING STREETS

We have received comments and are aware that many of our streets are in poor condition and need repair. The town has been notified of this, but unfortunately, we have not received word that they plan to address these issues. A number of streets in our town are in bad condition, and the

list of repairs the town has is extensive. If you would like to have your voice heard, we encourage you to send communication directly to Sandwich Town, DPW Director/Town Engineer: Paul S. Tilton, P.E.; DPW: 500 Route 130; Sandwich MA 02563; Phone: (508) 833-8002; FAX: (508) 833-8011; E-Mail: dpw@townofsandwich.net

WEBSITE UPDATES

The RRFHOA website (<http://www.rollingridgefarm.org/index>) will be undergoing some updates to reflect current events and make the page more useful for our community. If you have any ideas, please share them with us. Also, if you have questions about neighborhood rules, covenants, etc., you can find useful information on this page.

FACEBOOK PAGE

For those of you on Facebook, please note that we have a page designated for our neighborhood. This page creates a nice informal way to communicate quickly about events that relate to all of us such as lost pets, questions about upcoming events, and general community sharing of thoughts and ideas. Please join so we can keep our communications going throughout the year. You can find us if you search for *Rolling Ridge Farm Homeowners Association, Inc.*

POND AND PICNIC AREA IMPROVEMENTS

We will be using the funds allocated to picnic area improvement to purchase 3 new picnic tables for the pond/beach/field area. These tables can be used by anyone who wants to eat lunch or a snack down at the pond (without eating lots of sand!). The tables should be arriving before the summer season, and we ask everyone to treat our new additions respectfully.

UPCOMING EVENTS

- *Neighborhood Cleanup and Spring Egg Hunt.* The spring egg hunt event will be held later this year, hopefully on a nice warm day in May! We are planning to hold the event in conjunction with the town clean up day, **Saturday, May 19th**. Families are encouraged to meet down at the pond area on Saturday morning, **May 19th at 9am** for a group meeting prior to breaking up for clean-up activities which include washing and painting entrance fences, cleaning up trash and debris, small repairs, and other activities that will make our neighborhood look its best for the upcoming summer season.

Following our morning of hard work, we will be rewarded with an afternoon of family fun down in the field by the pond including an egg hunt for kids, and refreshments and music for all who attend. Thank you to Kerri Wick and Kim Cuppels of *Kinlin Grover Real Estate* for their generous sponsorship of the event's refreshments. We hope people of all ages can come down and meet and greet our neighbors and welcome in the warm weather.

- *Summer BBQ:* The summer BBQ will be held in August on **Saturday, August 25th at 1pm**. The day includes fun and games for the kids, and burgers, hot dogs and refreshments for all. Please bring a side dish to share. Stay tuned for more information as we get closer to the event.

THANK YOU AND ACKNOWLEDGEMENTS

I think we can all agree that the neighborhood entrances looked fabulous holiday season.
Thank you to Jim Junkins who continues to make our neighborhood look festive each season.

HOA BOARD MEMBERS

Bethany Muhlebach- President
Jim Dever- VP
Ashley Katzenback- VP
Alan Livingstone- VP
Jen O'Neil- Secretary
Joe Vatable- Treasurer

COMMITTEE CONTACTS

Beach and Pond- James Dever
Landscaping- Jim Junkins
Hospitality- Jen O'Neil
Neighborhood Activities- Bethany Muhlebach

Email: board@rollingridgefarm.org