



Rolling Ridge Farm Homeowners Association, Inc.
Post Office Box 9
Sandwich, MA 02563

Dear Neighbors,

There are numerous items contained within this package, and we'd ask you to review and return the requested information by mailing it to the PO Box listed above, or dropping it in the O'Neil family's mailbox at 2 Bottom Lane.

The association remains financially strong, and legally viable – despite still waiting for the land court to process our renewed covenants. Please rest assured that the covenants are still in effect, and that we continue to receive and process requests from mortgage closings/re-finances.

Our annual dues will increase by 3.6% (cost of living increase) this year. The resulting \$8.00 increase will allow for replacing damaged items 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.

The Board undertook a number of neighborhood beautification and improvement projects this year:

1. Tennis courts – The tennis courts were resurfaced and the net posts and nets were replaced. They look as good-as-new and we encourage everyone to have a look and play a set or two.
2. Pond Gate – The pond gate had been vandalized but was rehabbed so that it would swing and lock easier. The work was done by a member of the association.
3. Road into the pond -- The road into the pond was shored-up in the spring by adding some aggregate to sections of the road that had been washed out by heavy rains. The work was done by a member of the association.
4. Communications – The board has expanded communication options by revamping the Association website (www.rollingridgefarm.org) and subscribing to an email communication service (Constant Contact). We hope you have found a useful way to receive neighborhood information. Please visit the web-site and provide us with an email address if we do not already have one.

There are several future projects which the board is considering and can be discussed further at the annual meeting:

1. Split rail fencing – The association has split rail fencing around the perimeter of the pond and at the entrances to the neighborhood. The fencing is badly deteriorated, particularly around the pond, and is in need of replacing. Est. Cost \$8,000
2. Beach nourishment – The sandy area at the pond is in need of having sand added. Given environmental regulations, this is a fairly complicated and expensive process. The permitting process alone costs several thousand dollars. Est. Cost \$8,000
3. Tree work – Several common areas have diseased or aged trees in need of removal; primarily the pond and the tennis courts. Several of the trees adjacent to the pond have lost large limbs and are in danger of losing more. Limbs on trees at the back of the tennis court are beginning to encroach over the court and several of the trees themselves are in danger of falling onto the court. Cost dependent on the extent of work performed.

Important neighborhood notes:

1. Pond Gate – The gate at the pond must remain locked at all times. Please lock the gate behind you as you enter, and again as you leave. The Association's insurance policy requires that the gate remain locked and that access is limited to residents and their guests. If you see individuals who are trespassing on Association property, please ask them to leave or call the police if necessary. We are all jointly liable for any incident that may occur at the pond so everyone in the neighborhood is asked to please remain vigilant about trespassing and ensure that the gate remains locked at all times.
2. Vandalism – The Association encountered several incidents of vandalism this year. The shed at the pond was vandalized in the spring and the net at the newly refurbished tennis courts was vandalized several weeks after they were completed. In recent cases where the individuals responsible were caught, sadly, they were residents of the neighborhood. The amenities (pond, tennis courts, and walking trails) which increase the value of all of our homes need to be respected and maintained. Please impress this on your children – it is your property value that is being diminished when Association resources are damaged.

We have one board opening coming up for re-election this year. I'd encourage any neighborhood member to volunteer --- especially the newer families to the neighborhood!

I look forward to seeing you at the breakfast meeting, but encourage everyone to please return their proxy vote in the enclosed envelope.