



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.

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

1. Spring Clean-Up – About 20-30 members of the Association gathered in the early spring for a neighborhood clean-up. Trash and debris were removed from the pond area, tennis courts, and Association roadways. Additionally, the shed at the pond was re-sided to hide graffiti.
2. Street Signs – All RRFHOA street signs and posts were overhauled during the summer months. All postings, staples, stickers, etc. were removed and each pole was patched and painted. Any signs which were damaged or in poor condition were replaced.
3. RRFHOA Neighborhood Sign – As part of the contract to rehabilitate the street signs, the main RRFHOA neighborhood sign was overhauled. The sign was clean, patched, repainted in some areas, and given a fresh coat of sealant.
4. Fencing – Sections of the split rail fencing at the entrances to the Association and at the pond were replaced this summer. Much of it was falling down and was badly deteriorated and those pieces were replaced.
5. Beach Nourishment – The beach area at the pond underwent its own rehabilitation during the late fall. 120 tons of new sand was put on top of the existing beach to help rejuvenate the beach area.
6. Tree Work at the Pond – Mother Nature dealt the pond area a blow last winter when two trees were badly damaged by storms. Unfortunately, neither tree could be salvaged and both had to be removed. As part of this project, several dead trees in the fire-pit area were removed and brush and debris from the surrounding area was removed.

7. Goose Mitigation – The board undertook a ‘goose mitigation’ project last spring. The pond area experienced an unusually large influx of geese which were creating a mess of the beach area and docks. Through the installation of swan decoys and a strobe, the geese were dispersed and driven from the area.
8. 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. Landscaping – The Association would like to increase the ‘curb-appeal’ of the neighborhood by beautifying the entrances with more plantings, seasonal flowers, and mulching. We are presently soliciting bids for this project.
2. Walking trails – The Association’s walking trails are badly overgrown. Over the years, trees have encroached on the trails and in some cases made them impassable. The Board completed a review of the existing trail system and is presently considering way to rejuvenate the trails.

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 – Overall, vandalism was down this year. The Association did incur several instances of vandalism at the pond and the tennis courts, however. 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 look forward to seeing you at the breakfast meeting, but encourage everyone to please return their proxy vote in the enclosed envelope.

Best Regards,

The Rolling Ridge Farm Homeowners Association Board
info@rollingridgefarm.org