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

October 2014

Dear Neighbors,

There are numerous items contained within this package, and we 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.

2. Beach Nourishment – The beach area at the pond underwent its own rehabilitation late last fall. 120 tons of new sand was put on top of the existing beach to help rejuvenate the beach area.

3. Main Entrance Lighting – The lights illuminating the sign at the front entrance of the neighborhood were replaced in the Spring.

4. Goose Mitigation – The board continues to deal with geese at the pond. Since installing swan decoys and a strobe, the geese have mostly been driven from the area.

5. Covenants – The board has made considerable progress on the covenants this year. A member of the board has made numerous trips to the Land Court in Boston to finalize the covenant approval process. We believe that process will be complete within the next few months and have been assured by the Land Court that the existing covenants remain in effect.

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

1. Landscaping – The Associate 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 with a tree removal company and is awaiting a quote to rehabilitate the neighborhood trail system.

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
board@rolllingridgefarm.org