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

October 2015

Dear Neighbors,

There are numerous items contained within this package. 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. The biggest accomplishment of the Board this year was the successful completion of the Covenants process. With a special thanks to Jim Dever, the Covenants were officially adopted on February 18, 2015. This was a long and arduous process which required a significant amount of Jim's time to shepherd the covenants through the Land Court. Without Jim's 'in-kind' contribution, this process would likely have cost the Association a significant amount in legal fees.

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

1. Spring Clean-Up – About 10-15 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. A large number of rails in the fencing at the pond were replaced and vegetation at the pond entrance and beach was cut back significantly.

2. Main Entrance Beautification – The Board has contracted with our landscape maintenance provider, Hoxie Landscaping, for two seasonal planting of flowers near the two entrances.

3. Tennis Court Maintenance – The board has increased the landscaping contract to include mowing around the tennis court to ensure that the perimeter of the court does not become covered with weeds.

4. Dock Maintenance – The docks underwent a mini-rehab in the spring with the addition of a new ladder and the replacement of all rotting deck boards.

5. 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.

6. Covenants – The covenants are finally complete and have been signed and filed with the Barnstable County Land Court. Each deed was updated to reflect this.

7. Dues Collection – The Association has made progress in collecting dues from delinquent accounts. We will continue to pursue delinquent accounts and increase the use of legal services to accomplish this goal.

Late last year, the Board asked Kerri Wick, an association member and realtor, to perform a "realtor's insight" of Rolling Ridge Farm from a marketing perspective. The marketing analysis included statistics on sales, attractive features of our community, and those areas where we can enhance our neighborhood and increase our property values. Items specifically mentioned in the analysis included: entrance landscaping improvements, community gatherings and activities, signage upgrades, enforcing covenant restrictions, and visible improvements at the pond's entrance and picnic area. Copies of the report will be available at the annual meeting.

Subsequent to the marketing analysis, our current landscaper was asked to provide a proposal for landscape enhancements at main entrances on Highfield Drive and Popple Bottom road. The received proposal represented potential significant improvements, but would also come with significant cost. The Board is planning to request a modified, lower cost, version of Hoxie's proposal and solicit comparable proposals from other landscapers.

Recognizing the association's desire to maintain a sought after neighborhood, a listing of possible future outlays was developed last winter and is forming a template by which projects are considered. The Board's goal is to continue with improvements to maintain Rolling Ridge Farm as a highly desirable community.

In order to achieve many of the improvements cited in the "realtor insight" report, volunteers are needed to serve on committees to evaluate improvements and report to the board their recommendations. Areas identified where committees could assist include Pond and Association Activities, Landscaping Enhancements, and Communication.

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 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 November 14, but encourage everyone to please return their proxy vote in the enclosed envelope. Please feel free to indicate your interest in serving on one of our several newly proposed committees.

Best Regards,

The Rolling Ridge Farm Homeowners Association Board
board@rolllingridgefarm.org