



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

October 2016

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.

Association Dues: The Association remains financially strong and legally viable. However, as an Association, we have fallen behind with regards to keeping our dues in line with rising costs for insurance and overall neighborhood maintenance. Additionally, at the past several annual meetings, the discussion of dues centered on them being too low to properly maintain the neighborhood. As such, dues will rise to \$250 dollars for the coming year. This will allow for greater operating capital to maintain the investments made in neighborhood improvement projects, most notably the ongoing landscaping project at the two Highfield Drive entrances. Moreover, additional operating capital will allow for landscaping improvements to be made to the Rolling Ridge Lane and Popple Bottom Road entrances.

New Board Members: The Association is always looking for residents to get involved. The level of involvement of residents has diminished over the years and it would be great if some of the new (or old) residents were able to give some of their time. The President is leaving the board after 6 years so we will definitely be looking to add new members at the year's annual meeting. Please come if you are interested in serving on the Board or the newly rejuvenated Landscape Committee or Beach/Pond Committee.

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

1. Landscape Improvements – The most notable project in the neighborhood is the landscape beautification project underway at the front and rear Highfield Drive entrances. This work was approved at last year's annual meeting.
2. Removal of old electronic gate – Last year a realtor analysis recommended removing the unused electronic gate at the pond entrance in an effort to clean up the look of the pond. This was accomplished in the early spring.
3. New Signage – The Association contracted with Amidon Signs to spruce-up all street signs as well as the sign at the main entrance. In addition, the common areas signs were replaced with new signs of a uniform look. Unfortunately, several of these signs were vandalized at the end of the summer.

4. Beach Nourishment – The beach area at the pond underwent re-nourishment early this Fall. 100 tons of new sand was put on top of the existing beach to help rejuvenate the beach area. This year was the last year on the existing permit for beach re-nourishment: if the association desires to nourish in the future, a new permit will have to be sought. In addition, 40 tons of aggregate was added to the beach road to correct erosion areas and to stabilize the road.
5. Spring Clean-Up – Attendance at the annual Spring clean-up was poor – only two Association members attended. Several fallen trees and branches were removed from the beach area. Due to poor attendance, the normal activities of cleaning up trash in the woods and beach area could not be accomplished.
6. 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.
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.

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 12th, but encourage everyone to please return their proxy vote in the enclosed envelope. Please feel free to indicate your interest in volunteering in any capacity.

Best Regards,

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