

Hammond Acres Water Corporation, Inc. (est. 1997)
Goshen, MA 01032

Philip & Patricia Harzeler

2025 Dues

HAWC Member

102
Lot #

INVOICE: FEE FOR 2025 WATER SERVICE

DUES: \$350.00

SPECIAL ASSESSMENT: \$200

TOTAL DUE by MAY 1st: \$550

NOTE: 2025 dues not paid by May 1 are subject to a LATE FEE of \$25
If unpaid as of June 1, the LATE FEE is \$50

Please make the check out to: Hammond Acres Water Corporation
With your name and Lot # on this invoice

Mail (with completed items on the back) to:

Hammond Acres Water Co.
c/o Joe Silverman
25 Fairfield Ave.
Florence, MA 01062

Water Service will start by May 4th. Weather and plumbing permitting.
(an update will be sent via email in late April)

The HAWC Annual Meeting will be on Aug. 2nd at 4pm in the barn.

If you have any questions, call me at 413-563-6119
or email, jlsilverman@mac.com

Thank you,
Joe Silverman
President & Treasurer of HAWC

over

Do you know where the shutoff for your cottage is? Yes or No

Do you close down your own cottage at the end of the season or is that done by Steve or someone else?

Is the shutoff on the road or on your property? (under the cottage is the most common location)

Please describe the locational of the shutoff, as best as you can.

Hammond Acres Water Corporation (since 1997)
Goshen Massachusetts

President's Message, March 2025

PLEASE READ IN ITS ENTIRETY!

Thank you.

Greetings. I hope everyone is doing well. After a cold and long winter, I know that I'm looking forward to another season at the lake.

About the 2025 Dues

The question came up at our last annual meeting; Why are we still referring to part of the invoice as a "special assessment?" The "regular" dues are currently \$350 and it is my hope that in the not-too-distant future, this will cover our fixed and recurring yearly costs — if we ever get back to a season without "special" problems. Unfortunately, we're not there yet.

The good news is that our finances were deeply in the red at this time last year but we have paid off our outstanding debts and ended the year with a small cushion. This despite a costly repair last season under the east side of Pond Hill Rd below Donovan and, in July, we (finally!) replaced the crumbling line under Beaver.

When the system was installed in the mid-1950's, Pond Hill Rd was dirt. It was subsequently paved (probably more than once) with our pipes underneath. As a result, leaks that appear under the asphalt are more expensive to find and repair. Unfortunately, there appears to be another leak under Pond Hill Rd, this time near Washington where it heads down to the lake. So, we're not out of the woods yet. In addition, replacing the line on Maple is still a priority as we had to fix multiple small leaks there last season.

Help Wanted

In the past, the job of being President was easy, as Ronnie Rehor took care of almost everything. His uncle and father built the system in the mid-50's and Ronnie managed the operation after the HAWC was incorporated in 1997. Ronnie also helped folks with plumbing issues in their cottages and he monitored the roads for system leaks and repaired them, often with the help of Rob Christenson.

After Ronnie's health deteriorated in 2023, the operation of the system became more complicated. It appears that HAWC members, myself included, acted as if the system would operate similarly with the only exception being that Steve Rida would take Ronnie's role — but that was unrealistic. I've heard complaints from members that Steve doesn't always return calls and that his rates are high. On the other hand, he's complained to me about expectations about his availability to deal with any plumbing issue, no matter how small. My relationship with him has also been strained at times, as he has been unhappy about my supervision of his work and the rate that we are paying him.

I didn't know much about our water system when I started and, even now, I'm finding new and unexpected elements. I've often wished that Ronnie was around to answer my questions. As it is, I've been shouldering most of the load for the management of the system and, frankly, it's been stressful and I need help.

- Karen and I live in Florence. We come and go to our place at Hammond Acres and are rarely at there for extended periods of time. This has been a problem when there is work being done, as no HAWC member is present to monitor and report on the progress. Unfortunately, communication is not Steve's strong suit.
- The HAWC Board has always met once a year, on the same day as the annual HAC meeting. In the past that was okay but circumstances have changed. It would be helpful to have more active engagement with the HAWC board and regularly scheduled meetings during the summer season.
- I am hoping that we can get new and active members volunteering to serve on the Board. A number of positions are due to open up this year.
- It might be helpful to have HAWC volunteers help when we're replacing a long section of piping. For example, volunteers could shovel sand in trenches before and after laying the pipes, which would make them less prone to developing leaks.
- Ronnie often drove the roads to look for leaks. Some folks take walks around the lake and text or email me when they see a possible leak but it would be good to have a more clearly defined plan for doing this.
- In previous seasons, Ronnie would open up the shutoffs for everyone's cottage at the end of the season to drain their water and then he would close them again in the spring when the water was turned on. I assumed that Steve was doing likewise but discovered this past season that he was not opening the shutoffs in the fall, as he assumed that the lines would be adequately cleared of water by using a compressor. I don't know if that's working and feedback from members could be helpful here. Please let me know if the cold weather has caused a leak in your pipes over the winter.

It was very costly when Steve Rida needed to take over the plumbing from Ronnie. There are a number of steps that we can take to make this process smoother in case we need to switch plumbers again.

- There are shutoff valves in the roads and these need to be turned off when repairs are being done. I know where most of them are but I'm not certain that I know about all of them. Can anyone help here?
- Everyone should have the shutoffs to their cottages closed when water starts running through the pipes in the spring (for obvious reasons). This should be the responsibility of each member. If that's not possible (e.g., folks who spend winters, or live, out of the area), as long as we know where the shutoffs are, we can arrange to have that done by volunteers or for a nominal fee.
- We also need to learn where and how the system is drained at the end of the season. This is also a mystery to me and if anyone has information about this, please let me know.

IMPORTANT

When mailing your dues, please include the following information on the back of the invoice.

1. Do you know where the shutoff for your cottage is? Yes or No.
2. Do you close down your own cottage at the end of the season or is that done by Steve or someone else?
3. Is the shutoff on the road or on your property? (under the cottage is the most common location)
4. Please describe the locational of the shutoff, as best as you can.

As always, feel free to call with questions or comments about any of this. Thanks.

Joe
jsilverman@mac.com
 413-563-6119

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- Forums 33

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Joseph Silverman
to Joseph

Fri, Apr 11, 3:13 PM (19 hours ago) ☆ 😊 Reply to all

Greeting on this cold and not-very-springlike day,

I've received slightly more than half of the checks for annual dues and everyone has been great about describing the location of their shutoffs. This will be VERY helpful.

Especially given the changes happening. I have arranged for a new plumber to take over the role from Steve Rida. The plumbing for HAWC will be handled by Don's Plumbing. He's based in Whately but promises to be responsive to our needs here in Goshen.

Most of the backhoe work will be done by Dan Hutt.
Dan's wife operates Oliver's Farm Stand in the center of Goshen. If you haven't been there yet, check it out. It's amazing.

I'm cautiously optimistic that these changes will work out better for us. There will probably be some expenses associated with the transition but, in the long run, I think it will save us some money.

See you soon.
Joe



99+

Mail

Chat

Meet

Compose

Inbox

Starred

Snoozed

Important

Sent

Drafts

All Mail

Spam

Trash

Categories

Social

Updates

Forums

Back Archive Spam Delete Mark as unread Snooze Add to Tasks Move to Inbox Labels More 1 of many

Phone # for Don's Plumbing

Inbox x Goose x



371



Joseph Silverman

to Joseph

10:09 AM (17 minutes ago)



Reply to all



I neglected to add contact information for Don's Plumbing in the previous email and a few folks have asked me for that.

Here it is:
Don Barcomb. (413) 522-4191

Joe

129

Reply all
Reply
Forward
Smiley face

21

280

33