

Hammond Acres Club, Inc.
Winter 2025

Greetings to members of the Hammond Acres Club, This letter hopes to find you well, and collects some thoughts and news items going into 2025. It also serves as the OFFICIAL NOTICE OF THE ANNUAL MEETING ON SATURDAY, AUGUST 2, 2025. Please read the minutes of the annual meeting in August 2024 and the enclosed 2025 calendar.

While running this nonprofit organization comes with a duty to raise funds solely based on its dues to the membership, we are fortunate this year to be able to keep the dues at the same level as last year minus the dam assessment (\$200/year) that ran for four years.

Volunteerism - the use or involvement of volunteer labor, especially in community services.

Hammond Acres Club was built on its members volunteering to perform various tasks around the community. Work parties every Spring and Fall with a set of tasks that really hasn't changed over the years. The idea is to complete the tasks we can, so that we do not have to pay someone to do them. This keeps our dues at a minimum. These work parties are followed by a free lunch and a social gathering of the workers. Please join us if you can!

We are fortunate to have volunteers to perform many of the basic tasks so that the membership can enjoy the facilities here at Hammond Pond. Many of our volunteers are getting older and it would be great to get some new and/ or younger members involved. There has been some discussion on how to reward our volunteers that are starting to feel underappreciated. Many of the same people perform the same tasks year after year for the benefit of all. Get involved and learn some of this institutional knowledge.

Understandably, not every member can contribute physically and there are those that have contributed financially which is appreciated. There are a number of committees that need staffing, where one can share ideas and hopefully cause improvements to our aging infrastructure.(Time and talent) More on this later this Spring.

Many of the tasks fall to the Board of Directors who already volunteer their time in board meetings and other organizational matters throughout the year.

Things you could be doing to help

- Volunteer at a work party or on a committee. (Golf course, beach, roads, etc.)
- Maintain the roadside in front of your property. Cut back brush and branches and remove it from the roadway area. Fill a pothole.
- Pickup and properly dispose of your pet waste.
- Ensure any runoff from your property that enters the lake is contaminant free. Curb your use of pesticides and fertilizers.

The Dam Project has had a minor setback in that the Engineer has now contracted with the 3rd Environmental Engineering firm to complete the DEP and Conservation Commission permitting process. Each time delaying the work while a new engineer is found. While the permitting has not been completed or approved we are still hopeful for construction late this fall.

We will be installing a new septic system for the barn. The old system failed, (looks like it was installed in 1976) A new system was designed this winter and as soon as the Foothills Health District makes its review and approval bids will be sought for construction this Spring.

There was much discussion at the General Assembly about our roads and the maintenance of them. The Town inspection in September found no fault and plowed and sanded them this winter. We also had a private contractor look at some areas in question and he also found no fault with our maintenance plan. That's not to say there isn't room for improvement! Please remember that our roads are low speed/ low volume gravel roads. This is a yearly process and we hope to continue to have volunteers that save us thousands of dollars.

In addition, please remember that HAC roads are 40 feet wide typically extending 10' either side of the roadway. Upon inspection The Board has noted that there **appear to be numerous** encroachments of HAC property **near the roads, i.e. boulders**, fences, gardens, piles of brush, etc. For the most part, these will continue to be tolerated, but if the Board decides that any of the encroachments create problems, the cost of removal or correction shall be the responsibility of the member.

One final reminder, if you intend to rent your property at any point, you must register that intention with the Treasurer using the "Mandatory Short-term Rental Registration" form and comply with the "Rental of Dwellings" Rule (#6) in the HAC Rules & Regulations, applicable to all rentals of 31 consecutive days or less. The form and the Rules are available at www.hammondacres.org.

If you have questions or comments, please contact any Board member, email or call me: lotspeich@gmail.com or (413) 539-4228.

Hopefully things will remain calm, and we can enjoy a pleasant upcoming season at the pond.

With warm wishes for the rest of the winter and the new year, Charlie Lotspeich, President, Hammond Acres Club

NOTE: Bylaw change proposal to be voted on at the next annual meeting:

Article III

5. No application for membership shall be considered by the Board of Directors unless the applicant has signed the Declaration of Protective Covenants in its most recent form. Signing of the Covenants shall be required anytime there is a change in ownership or category of ownership, including conversion of a remainder interest."