



2015 – 2016 HHL Prospectus

Hickory Hills Landowners, Inc., (Landowners) was incorporated on May 12, 1978, by a group of property owners in the Hickory Hills Lake community of Lunenburg, Massachusetts. The sole purpose of the corporation is the maintenance and improvement of the natural resources and facilities in the Hickory Hills Lake community.

SHARES: Owners of each buildable house lot in Hickory Hills are entitled to purchase one share of stock in the corporation. The purchase price of each share is two hundred forty (\$240.00) dollars. No dividend has ever been paid on these shares and none is planned in the future. However, shareholders receive a reduction on fees charged by the corporation for boat stickers and IDs (50%), and on fees charged for releases needed for the sale or refinancing of their home. When owners transfer the title to their home, the share is offered to the new owners and if they decline to buy, the corporation is required to repurchase the share at the original purchase price

HHL BOD Mission Statement: The mission of the Hickory Hills Landowners Corporation is to protect, preserve and enhance the VALUE and experience of Hickory Hills Lake for SHAREHOLDERS and residents. The most important guiding principle is, “to first do no harm.” Recognizing the role as stewards of an incredible natural resource, it is the obligation of the BOD to effectively and fairly manage the natural and the recreational while maintaining a safe and legally compliant entity.

To wit: The directors shall consider, clarify and research all matters brought before the board, then make recommendations or establish policies which preserve or protect the assets of HHL within the guidelines of a budget approved by shareholders.

Landowners strive to:

- Monitor and control both the aquatic vegetation and water quality of the lake. In this regard, Landowners may utilize many tools, such as harvesters, hydro-racks and vegetation surveys.
- Educate and inform residents on individual actions that can be taken to protect and maintain the quality of the lake, including reducing fertilizers, maintaining septic systems, and Conservation Committee compliance.
- Maintain and improve all Landowner facilities and beaches and forest trail ways.
- Monitor new construction, change in town policy, and infrastructure upgrades on or around the lake that may affect the natural resources and facilities.
- Review the corporation's rules and regulations annually to clarify legal enforcement rights.
- Sponsor various social events to further develop a sense of community.
- To protect, preserve and enhance the value and experience of Hickory Hills Lake for shareholders and residents.

MANAGEMENT: As of September 2016, Landowners have 319 shares. At the annual meeting held on the third Saturday in September, shareholders elect officers and directors to conduct the operations of Landowners throughout the year. Officers and directors serve on a volunteer basis and receive no compensation for their work, except for a small stipend paid to the Treasurer. The Office Manager and Security Staff are the only persons employed by the corporation on a regular basis. The following officers and directors have served for the 2014-2015 year:

BOARD OF DIRECTORS

Officers

President

Vice-President

Treasurer

Clerk

Walter Parquet

Melvin Bertram

Donna Fortune

Scott Snape

Directors

Steve Douglas

Carol Hatch

Mandy Levine

Eric Manseau

James LeBlanc

James Shearer

Doug Waters

Finances: The initial sale of stock created funds necessary to purchase the lake and refurbish the spillway on the dam. The annual operating budget for the corporation is based primarily on annual charges levied on local property owners. Present annual charges are \$400 for waterfront property and \$276 for non-waterfront property. Sale of additional shares of stock in the community-based corporation and fees charged for miscellaneous services to community residents are additional sources of income for the corporation along with generous voluntary contributions.

Significant Accomplishments

Financial:

- Run a balanced budget since inception.
- Paid off the original mortgage on the lake, beaches, and roads purchased from Hickory Hills Lake Corporation in 1979.
- Paid off the 1992 dam repair bank loan in 1997.
- Established a Capital Assets Reserve Fund in 2003 to set aside funds for investment in capital programs and preservation. The CARF is funded by contributions from annual fees, voluntary donations and bequests and has more than \$90k of assets in management as of September 2011
- Established a financial planning committee in 2007 to address long range capital planning.
- Established a fund for State mandated Dam improvements, projected to cost more than \$400k, that has assets of more than \$170k as of September 2011

Dam

- Refurbished the earthen dike and constructed an overflow spillway located on Townsend Harbor Road. These improvements in 1982, costing over thirty-five thousand dollars (\$35,000.00), were required to insure that the dam would be capable of surviving a major storm. A security fence was installed around the perimeter of the old and new spillways. The beach along Townsend Harbor Road was improved with the improvement of the earthen dike.
- Began a revitalization program in 1992 of the dam and entire dike from Woodland Drive to Mulpus Road to protect the area from further erosion and weather damage, and to repair the sluice gate for flood control. Initial funds were raised by voluntary contributions from the residents. An increase in annual charges to \$110/\$165 and borrowed funds covered the cost of the \$100,000 reconstruction.
- Dam classified as "High Hazard" (due to proximity of residences) in 2006. Established consecutive 5 year Dam management plans and bi-annual state inspections since 2006.
- Removed more than 150 trees from Dam area and re-conditioned stone riprap.
- Emergency Action Plan for Dam developed in 1995 and updated yearly with the state, coordinates the HHL, town and state response to an emergency involving the HHL dam.
- Developed in 2007, with Tighe and Bond (Dam Engineering Firm) a computer model flood water inundation map and formatted to the specifications of the Dept. of Dam Safety.
- Performed in 2011, with Tighe and Bond, a hydro analysis (determine drawdown capacity of the dam) and engineering stability analysis of the embankment, the final steps towards defining the state mandated improvements to the dam.

Facilities and property:

- Worked to have the town of Lunenburg accept the corporation's roads as public ways. Peninsula Drive Island Road and fifteen additional roads have been accepted by the town since 1981. The acceptance of these roads by the town has led to improved roads. It has also lessened the financial burden on Landowners, making funds previously used to maintain the roads available for other needed improvements.
- Continued efforts to improve facilities at the common beaches. Yearly maintenance and cleanup occurs at all beaches. Swings have been installed at the Island Road, Brookview Terrace, and Hemlock Drive beaches. A basketball court, chain link fence volley ball court and boat launch were installed at the Island Road beach.
 - Installed a lockable chain gate at the entrance to the Island Road beach parking lot. Streetlights were installed nearby to further reduce loitering.
 - Built a small office building on the Island Road beach in the spring of 1985. The office is staffed part-time to enable residents to contact the corporation directly.
 - Refurbished the office in 1995, updating the office computer system.
- Finalized the purchase of a waterfront lot off Townsend Harbor Road in 1999 and constructed 12 boat slips for off-water residents to use to dock boats during the summer months.

- Purchased from Nagog Development Company, 52 acres of undeveloped land off Island Road in 2000. The land, located on an unbuildable portion of a larger parcel to the northwest of Valley Road and Island Road, was purchased for \$100,000 by monies raised from voluntary contributions of paid-in capital to the corporation. The purchase preserved unwanted future development, control of its use, protection of the lake's watershed, and provided additional recreational land for residents.
- Constructed a walking and snowmobile trail system in Hickory Hills Woods, 2000 to 2003, including trail signs, primitive shelter, and a fence installed at trail head.
- Purchased a buildable lot at 10 Park Street Terrace in September 2003. Abutting the Island Road beach property, it will be used for the future office/recreation building.
- Acquired, as a gift, a buildable lot at 31 Wildwood Rd in 2012. This parcel's potential for use by Landowners is presently under consideration.
- Construction of 6-spot canoe rack at main beach for resident storage of small watercraft in 2007.
- Renovated Island Road Beach with 36 sections of cedar post and rail fence in 2014.

Lake:

- Since 1982 has conducted periodic surveys, using professional aquatics companies, to study aquatic vegetation in the lake. These reports provide an invaluable resource for maintaining the health of the lake ecology. They have also resulted in several vegetation maintenance activities including: contracted hydro raking, purchase and operation of a weed harvester and intensive erosion control efforts. mapped both the lake bottom and major aquatic vegetation areas in 1996 to make a longitudinal study of how these are changing and affecting the lake environment.
- Completed a hydrology study of the lake area by Hydro-Analysis, Inc. in 1997. The study showed a low risk flood hazard to both lakeshore and neighboring land downstream. The renewed condition of our earthen dike along Townsend Harbor Road, the repair of the sluice gate and spillway, the original concrete dam itself and the height of the stop logs (boards) on the dam all contributed to the ability of our lake to hold back storm waters of varying levels, and to our ability to manage flood control appropriately and safely. The loan for this project was paid off in 2000.
- Contract with Nashoba Associated Board of Health testing beach water weekly during the summer.
- Installation and maintenance of "No Wake" and hazard buoys at specific lake locations.
- Provided resources for Little Hickory to have chemical weed treatments (3 to date) for weed control.
- Orchestrated a hydro-rake project in 2011 which successfully addressed both landowner areas of concerns as well as private waterfront areas
- First invasive species, Fanwort, was detected in 2003 in a very small limited outbreak in the boat launch cove. Careful hand pulling of the weed in the affected area was successful in eliminating the Fanwort in 2003. In 2011, Fanwort was detected in the same initial location, in a much wider outbreak, and subsequently at other locations in the lake. This has required a significant mobilization of resources at considerable expense. This will remain a maintenance requirement for the life of Hickory Hills
- Implemented a watercraft extraction/insertion monitoring program in 2011 to help protect the lake from the unwanted introduction of invasive weed.
- Created Fanwort Survey and DASH (Diver Assisted Suction Harvester) Programs for the search and removal of the invasive weed Fanwort from Hickory Hills Lake each year.
- Sponsored several weed watcher classes over the years from the Department of Conservation and Recreation's Lakes and Ponds Program, to inform residents of the native and non-native plant species in Hickory Hills

Organizational:

- Began publishing a newsletter periodically in the fall of 1985. The purpose of the newsletter is to keep the community informed of current news of the Hickory Hills Lake area.
- Hired a security staff to seasonally patrol the lake and community properties.
- Provided a swim program until 2009 and a summer youth activity program starting in 2005 for children and grandchildren of residents.
- Created a website at www.hickoryhillslake.com in 2001 to provide residents with easy access to information and documents.
- An email address was also added to improve communications with residents and business associates.
- Created a Lake Management Group in 2008 to identify and manage issues that affect the natural health of the lake and update and improve the lake management plan.
- Maintain a BOD liaison with the Lunenburg DPW and Conservation Commission for various lake initiatives such as erosion, preservation, lake area road and stormwater management issues.