



Waves

The Newsletter of Hickory Hills Landowners

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Autumn 2007

Annual Shareholder's Meeting Held September 15, 2007

Following are the reports presented at the meeting.

PRESIDENTS REPORT – Paula Bertram

It has been a pleasure serving all of you over the past year and to have had the privilege of working with such a dedicated Board. A great deal of effort goes into keeping the Corporation running smoothly and I want to thank all of my fellow Board members, and all of the volunteers for their dedication, hard work and commitment to our community.

Recently Mario Patacchiola dropped off a file containing a wealth of information about the history of the Corporation including newsletters and clippings from the 1980's. It is great reading and it's interesting to read about the number of community events that were held in the past, including sail boat races; pot luck suppers and dances at the beach pavilion. Unfortunately, the number of events has decreased dramatically over the years, due in part to financial considerations. As Lisa noted in her report the pig roast held recently was a great success and very well attended. As most of you know the Board eliminated the swim program and the youth program due mainly to budget priorities. We are moving in the wrong direction and over the next year, the Board would like to work with you to increase the

number of programs/events and resurrect the community spirit and involvement that existed in the past.

As you will see from Jack's report, one of the biggest issues facing the Corporation over the next several years continues to be the dam maintenance mandated by the State. I would like to thank Jack Kutarnia for the countless hours he spends operating the dam; documenting policies and working with Dam Safety. We are very fortunate to have such a devoted individual working on our behalf. The cost of running the Corporation continues to rise and our reliance on volunteer efforts is becoming increasingly difficult. With the increased inspection and documentation requirements mandated by Dam Safety many of the tasks previously performed by volunteers must now be outsourced to professionals.

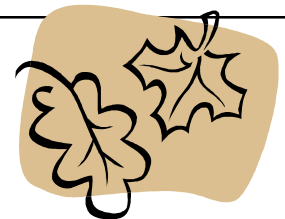
The construction of a new office and recreational building at the main beach has been a goal of the Board for the last several years. At the last meeting I informed the shareholders that we had acquired property on Wildwood and Beachview Road with the intent to sell these properties as buildable lots and utilize the proceeds to cover the construction costs. Unfortunately, after negotiating with a buyer, we ran into a problem with the sale due to an appeal filed by an abutter with the Department of Environmental Protections relative to the Order of Conditions issued by DEP, we were able to reach an agreement with the abutter.

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Yard Waste Day for Lunenburg

The Lunenburg Landfill, off Youngs Road will be open for consecutive Saturdays through November 24th from 8:00 a.m. to 4:00 p.m. Guidelines for disposal or yard waste:

- **Acceptable:** grass clippings, back mulch, wood chips, leaves, brush (with a diameter not to exceed 3 inches and unlimited length). Shrubbery and plantings with the same restrictions.
- Any container: bags, boxes, barrels, trashcans, tarps, flowerpots, etc. must be removed and taken by the resident. No household garbage, trash, or rubbish of any kind will be accepted.
- No materials within the Landfill area: sand, stone, gravel, etc. are to be given away or sold. Access will be restricted to the disposal area. Commercial landscapers will not be allowed to dump.





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In order to appease the abutter's privacy concern the Corporation agreed to the stipulation that a stockade fence be placed along the property line prior to occupancy. We have received the final order of conditions from DEP and are now in the process of actively marketing the lot. With the proceeds from the sale of this property the Corporation can move forward with construction of a new building which will provide bathroom facilities for the office staff and beach users; expanded space for meetings and community events and much needed storage space for office materials and beach equipment.

I want to thank all of the volunteers who have come forward and volunteered their time to help with various tasks. Their efforts are truly appreciated. We are always looking for volunteers to assist with a multitude of tasks including community clean up; general maintenance; loosestrife eradication; trails, the list goes on and on.

However it is clear that we cannot continue to rely solely on volunteers to accomplish all the work that needs to be done. As reflected in the budget, to date we have been able to fund expenses from the operating budget. In the near future we must consider increasing our annual maintenance fee to fully fund our operations, maintain the dam and preserve our unique lake community. This year in the annual bills we will be asking landowners to voluntarily contribute additional money in their annual dues. This money will not only be used on the dam project but will allow us to increase services and improve our community.

Capital Asset Reserve Fund — J. Kutarnia

The C.A.R.F. Board of Trustees has now been in place for six years. The objective of this committee is to manage and control a reserve fund that would be used for emergency repair work on the dam structure.

We are pleased to report that this fund remains untouched and has increased by \$5,144 during the past year. We want to thank residents who have made donations this year. We had 34 contributors of which 8 have donated \$100 or more. The investments are as follows:

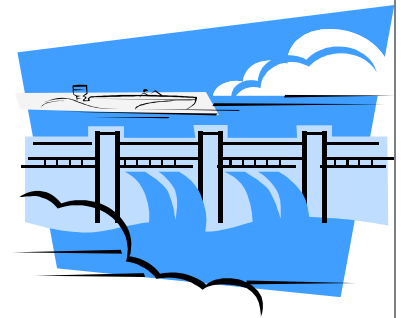
CD Investments	62,247.40
Bank Saving Account	134.27
Fidelity Cash Reserve Account	21,557.27
TOTAL	\$83,938.94

We continue to grow this fund and even though we have reached our short term goal of \$75,000 we still have a long way to go to reach our long term goal of \$150,000. Thank you again for your continued support of this fund with your contributions.

Dam Report - J. Kutarnia

The Phase 1 Dam Inspection Report was completed by Tighe & Bond engineering firm on August 28, 2006 and submitted to the Massachusetts Department of Dam Safety for approval. Our dam has been classified as being in "satisfactory condition." This is next to the highest level possible as determined by the Dept. of Dam Safety. This report also identified areas that required additional work such as cutting trees, removing stumps and adding rip rap at both ends of the embankment. Based on this report a 6 year plan was developed addressing issues as outlined and was approved by the BOD on October 12, 2006. The projected cost to address these improvements is to spend \$15,000 a year through Fiscal Year 2012.

During this past year we have completed some repair work on the concrete dam, had 20 trees removed on Townsend Harbor Rd., removed approximately 100 saplings and full grown trees below the earth embankment between the dam and Mulpus Rd. We are also planning to have all the stumps removed and backed filled with appropriate land fill. The anticipated completion of this work will be November of this year.



This summer has been a relatively quiet season for heavy rain storms. The boards were put in place in early May and there has been no need for removal to release excess water from our lake. During April we did have a heavy rain of approximately 4 inches and the significance of this storm is that the beaver dam downstream was washed away giving us an opportunity to inspect the base of the concrete embankment along the bridge on Townsend Harbor Rd. We concluded that the bridge embankment was in need of repair and we have made arrangements with a local contractor to complete the work by October of this year.

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We will be spending \$11,852 on dam projects this year and the price to remove the stumps along the banking and back fill will be approximately \$8,950.

In addition to improving the earth embankment we are in the process of upgrading our Emergency Action Plan that was developed by an engineering firm in 1995. This is an unforeseen issue that has been recently brought to our attention by the Dept. of Dam Safety

The new plan must have a computer model flood water inundation map and formatted to the specifications of the Dept. of Dam Safety. The mapping itself will cost \$5,000. We have contacted Tighe & Bond and we are in the process of finalizing this agreement. The BOD will update and format the remaining section of the plan and resubmit it to the state for approval. If this updated plan is rejected, then an additional cost of \$3,000 will be required to have Tighe & Bond correct the plan and resubmit it to the Dept. of Dam Safety for approval.

Looking ahead to the year 2012 we will need to spend approximately \$5,000 for an updated Hydro analysis study to determine the total draw down capacity of our dam and emergency spillway. We will also need an additional \$5,000 to perform an engineering stability analysis of the earth embankment and concrete spillway. There is no way to predict the outcome of these reports and what the potential costs will be. They could be significant and greatly impact our Capital Asset Reserve Fund.

In conclusion we have continually made improvements to our dam over the years and on going maintenance must continue in the future. The BOD is committed to continue with these projects and will resolve future issues as they occur.

Note: The grass on the berm was intentionally not mowed this past summer to help reseed the area and foster thicker growth as suggested by Dam Safety.

Lake and Property – N. Sullivan

A large increase in motorized winter traffic density on the lake was observed this year. Perhaps this was the result of the late (and short) ice and snow season. This increase resulted in many complaints from both powered and un-powered snow people. Due to the speed of the snow machines and the essentially open access to the lake during winter, addressing these issues is complex. Several members of the board, as

well as concerned citizens, tried to step up efforts to maintain a presence out on the lake during the high traffic times. This is an issue that the Board plans to take up during 2008.

Beach clean up is an important spring ritual here at Hickory Hills. Not only does it set the stage for an enjoyable summer at the beach but it is the first outdoor social event of the summer season. If done properly, it's the foundation of getting into bathing suit shape! Brookview Beach cleanup was initiated during the spring rain by Mike & Barb Meier and family and completed the following weekend (in the sun) by Neal Sullivan. The Hemlock beach was cleaned up by the team of folks including the Moreau's.

The Island road beach endured much less, unstructured, four wheel and snowmobile traffic (and as a result less erosion) than observed in past winters due to the excellent work of the local snowmobile club to control traffic and mark acceptable routes across the beach to access the lake during winter. The beach cleanup crew this spring included many of the usual suspects: Charlie Kimball, Bill Kenerson, Chris Albert, Brian Sanderson, Neal Sullivan and others.

Throughout the summer, trash and maintenance were taken care of by John D'Agostino. Unfortunately there was a rise in vandalism at the Island road beach which was correlated to an increase of the number and frequency of unsupervised children at the beach. Graffiti was applied to several locations on and around the office building and the portable potty was tipped over several times. We attempted to address this increased activity through increased vigilance by security and residents. Longer term maintenance at Island road beach included having the boat ramp repaved, a new canoe rack was built and Charlie Kimball cleared the boat ramp channel sandbar to ease boat access to the ramp.

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Fall & Winter Office Hours

Monday & Thursday 9:00 a.m. – 11:00 a.m.

Please call the office before arriving to make sure someone is there, 978-582-6365. If necessary, appointments may be made for a more convenient time. Remember you can always reach the office by email.

Beach Hours

The beaches are open from dawn to dusk. Please make sure your vehicles are not in the parking lot after 8:00 p.m.



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A great deal of effort was also directed towards the lake this past year. E-Coli testing, performed by Nashoba Associated Boards of Health, was conducted on a weekly basis (per state law). All test results were excellent. Logs continue to popup at the end of the summer. Several were removed from little island and five were taken from the open part of the lake near the main beach. Thanks to all residents who identified and marked these hazards for navigation. The No Wake buoys were placed at 5 key points across the lake, and for the most part are obeyed by boat traffic. Next year we plan to add additional blaze orange hazard buoys to at least two locations. The Big Island continues to be a popular spot for both daytime and evening activities. The primary access point gets heavy traffic and significant erosion has begun, posing a threat to the vegetation. Several rope swings were cut down on the big island over the summer. The fire pit and surrounding area was thoroughly cleaned (thanks to Jim LeBlanc), with more than five bags of glass / trash / ash removed. Several fallen trees were also removed from this island.



We began this summer season by sponsoring a class from the Department of Conservation and Recreation's Lakes and Ponds Program, Weed Watchers, at the Lunenburg Library. The class provides training so that individuals can monitor the lake for the presence of exotic invasive species and develop a removal plan if an infestation is found. The class contains an introduction to the non-native species issue, how exotic species are introduced, methods of dispersal, basic terminology, and guidance on performing bi-weekly monitoring and completing plant surveys. Materials to aid in the identification of plants are provided and hands-on identification is demonstrated with live samples. Identifying a pioneer infestation of invasive exotic species early increases the chance that the plant can be eradicated before it becomes established. Once invasive species are established they are almost impossible to remove and very expensive to control. Invasive species spread rapidly and form dense mats that can make boating, fishing and swimming impossible. As the recreational and aesthetic value of the lake declines, property values around the lake also decrease. This knowledge will allow lake residents to

monitor the health of Hickory Hills and supplement the annual surveys that are performed by Aquatic Control Technology. Through the course of the summer, aquatic plant growth seemed to maintain a pretty normal level and no non-native aquatic plants have been observed.

Weed Harvester

This year we replaced the original operator hydraulic control valve assemble. The control levers and linkage on the old valve were worn out. Repair parts for the old valve were no longer available. The new control valve has a much better control lever setup which helps to make the machine more operator friendly.

The usual service was done on the engine and hydraulics. The hydraulic tank was drained, cleaned and refilled with new hydraulic oil. We are using biodegradable oil that environmental friendly.

A new electric winch was purchased for the trailer to replace the old winch that broke last year while loading the machine.

Next year we will be replacing the conveyer table lift cylinders. The seals are worn out and leak. Repair kits for the cylinders are no longer available. These cylinders are easy to remove and replace once we find the correct ones. The cutter bar will be in need of some repair work as well. It's showing its age from normal wear and tear.

Thank you to everyone who made donations to the Harvester fund. Thanks to Dan Proctor & his crew for their help with unloading and loading the Harvester each spring and fall, and for storing it for us. And a huge thank you to Jay Simeone who provided this report and is the key to keeping the Harvester in top operating condition.

Office & Public Relations—L. Normandin

It has been a pleasure to serve as Clerk for the Hickory Hills Lake Association this past year. The Board of Directors is a hardworking group of dedicated individuals serving your Lake Community.

We continue to publish the Waves newsletter quarterly to keep the residents up to date and to provide a means to share information. We welcome the submission of articles from residents of the lake community.

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The Lunenburg Fire Department held an ice and water safety program for the residents of Hickory Hills on February 15, 2007 at the Public Safety Complex. Captain Patrick Sullivan and Fire Chief Scott Glenny provided an excellent and worthwhile presentation.

This program was very well attended by lake residents of all ages. One point that was stressed throughout the program was to call 911 the minute that you see someone in trouble. It could make the difference between life and death. The Fire Department provided many informative handouts and offered tours to the attendees. Everyone that attended benefited from this worthwhile program.

The March Mixer was held at the Eastwood Club this year, the food was plentiful, it was very well attended and many of the guests danced all night. Thanks to all of the people that worked so hard to make it happen and to everyone who contributed the wonderful variety of raffle items.

The adult volleyball group continued this summer at the Island Road beach on Thursday evenings; we look forward to offering that event again next summer.

This year the Lake Association held the first annual Pig Roast on August 18th. This was a huge success and netted over seven hundred thirty seven dollars towards our new building fund. This was a wonderful opportunity to meet people in the community and come together on a beautiful summer afternoon. Hopefully we can engage Cowboy Jim again next year. I would like to thank Charlie Kimball for a great idea and for all of his hard work in coordinating this event.

The Lake Association is planning to schedule a Welcome meeting for new residents in December. These meetings are a great way for the new owners on the lake to learn about the lake rules and the history of Hickory Hills. New residents will receive an invitation with the date and time.

To date our Office Manager has issued 635 boat stickers, 575 ID cards and 115 car stickers, in addition there were 17 Real estate releases filed to date.

The Board welcomes the following new residents and shareholders for 2007.

New Shareholders for 2007 are as follows:

David Cabot	121 Woodland Dr	Transfer
Linda Bartnowski	85 Island Rd	Transfer
S. Sommala/Jamy Gaynor	22 Cove Rd	Transfer
Stephen Tiarks /Lynn Valiton	104 Royal Fern Dr	Transfer
Cris Fernandes	100 Royal Fern Dr	Transfer
Erik and Gail Dellasanta	27 Woodland Dr	New
Robert & Sarah Novacek	170 Island Rd	New
Julie Glendon	334 Townsend Harbor	New

There are currently 322 shareholders

In closing I would like to thank our president Paula Bertram for all of her dedication and hard work. I would also like to thank our treasurer Anne Davis for keeping track of our many accounts and our dam keeper Jack Kutarnia. Thanks to Arnie Shattuck for all of the work he does behind the scenes and a special thank you to our exceptional Office Manager for being the glue that holds it all together.

Security Report –K. Takvorian

Security on the lake this summer was performed by hiring three college students majoring in Criminal Justice: Andrew Loescher from Mount Wachusett CC, David Myer from Fitchburg State College and Calyn Jones from Worcester State College. They were supervised by Security Liaison Volunteer Frank Maynes of Island Road. The BOD members

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In Loving Memory

Jason Cannavino, a life long resident of Hickory Hills passed away suddenly on June 27th. Jason was an avid snowmobiler and one of the original members of the Lunenburg Snow Riders. He was a friend to everyone he came into contact with. In memory of Jason, the Lunenburg Snow Riders plan to place a memorial stone in Hickory Woods. It is their intent to complete this project prior to the first snow fall. If you're walking or riding in the Hickory Hill Woods this Fall/Winter look for the stone and 2 granite benches on the main trail near the ridge.



each took their turn throughout the summer of being available for any serious problems that might have occurred.

Each day Security made several trips around the lake offering assistance as needed and checking for HHL boat stickers and residency. They also patrolled the four beaches, marked floating logs and brought residence concerns back to the Board.

No major problems were encountered. Some vandalism occurred to our residents and to our office. This is best controlled by all landowners being vigilant in watching their property as well as their neighbors. Police should be notified immediately of any suspicious activity.

We ask that parents supervise their younger children, especially non-swimmers on the beaches. Children especially should wear life-jackets when on a boat. It is also important to remember that dogs are not allowed on our beaches. When walking your dog, please have them on a lease in consideration to your neighbors.

Road Report—K. Takvorian

Roads around Hickory Hills are maintained by the Lunenburg Highway Department with a very limited budget. They are always kept open during the winter storms, plowed and sanded, due to the very capable storm patrol teams of Jim Bertram, and the Highway Department. Thank you for a job well done.

The following repairs were accomplished during the year:

- Numerous potholes were filled and sand removed from roads at the end of winter
- Catch basins have been cleaned/opened around Hickory Hills
- Property owner at the bend in South Row Road trimmed back shrubs to allow much improved visibility
- Townsend-Harbor Road, Hemlock Drive and Woodland Drive were repaved
- Gravel brought into Hemlock Terrace and graded

Jack Rodriquenz, DPW Director, spoke to the Board about his plans for maintaining and paving Hickory Hills Roads and signage along Townsend Harbor Road. Support of the highway department budget is always appreciated.

As usual, please notify the office of your concerns about any unsafe conditions or needed repairs of our public roads or private ways.

(End of reports)

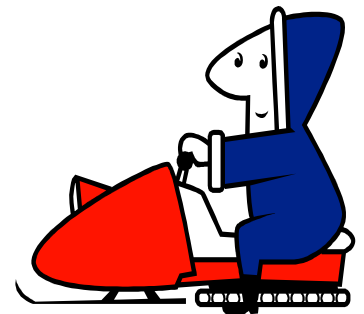
Financial Planning Committee

The cost of running the Corporation continues to rise and our reliance on volunteer efforts is becoming increasingly difficult. With the increased inspection and documentation requirements mandated by DAM safety many of the tasks previously performed by volunteers must now be outsourced to professionals. As reflected in the budget, to date we have been able to fund these expenses from the operating budget. However, there are a number of projects that the Board would like to complete, such as the construction of a new office, and residents have requested additional community events/services. Balancing mandated projects, expenses and revenues is becoming very challenging. In order to obtain a clear picture of our financial situation, the Board of Directors is putting together a 5 member financial committee to evaluate current expenses/revenues and to compile a 3 year financial plan. The last increase in annual fees was 17 years ago. If you have a financial background and are interested in serving on this committee, please email the office.



Recreational Vehicle Forum

At the Annual Meeting this year there was a great deal of discussion regarding ATV and snowmobile use around the Lake. Several individuals have expressed an interest in putting together a forum to discuss recreational vehicle use. The Board of Directors encourages individuals who are interested in participating to contact the office via phone or email. The objective of this group will be to achieve peaceful co-existence between passive recreational users and motorized vehicle operators.





Donations to HHL are always appreciated...

The following residents have donated to...

Capital Asset Reserve Fund:

- Anonymous donation in memory of Jack Gorman
- George Hudson

Harvester:

- Dana & Suzanna Dudley - Joseph Brown
- Tom & Diane Nowd



Speaking of Donations! Here is another way to donate...

Support the Island Road New Building Fund!

For a \$5 donation to the New Building Fund...We will send you one oval HHL bumper Sticker!



Stickers are available at the Island Road office.
Or send your contribution along with a Self Ad-
dressed STAMPED Business Envelope to:

Hickory Hills Landowners, Inc.

P.O. Box 298
Lunenburg, MA 01462

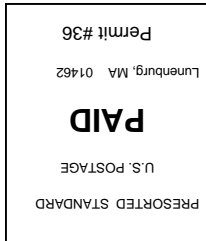
Waterfront House For Sale: The house is situated on 2 lots and has 6 rooms, 2.5 baths, a heated attached garage, working attached greenhouse, detached shed and private beach with boat dockage. The entire house was completely renovated in 2007 and has brand new appliances. Asking \$525,000. Please contact Marjorie at 978-413-1182 (cell) or by email at marj978@hotmail.com

Land For Sale: Large wooded corner lot on beautiful Hickory Hills Lake, 2.7 acres. Approved 3 bedroom septic design, water view and lake rights, \$120,000. Contact the Hickory Hills Office at 978-582-6365 or email at hickory-hills@net1plus.com

Wanted: The Fortin Family is looking for a Pontoon Boat! Call 978-582-6581. HHL speed and length restrictions apply.



TO:



Hickory Hills Landowners, Inc.
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The Newsletter of Hickory Hills Landowners, Inc.

Directors

Mario Andella

William Kenerson

Charlie Kimball

Jack Kutarnia

Jim Leblanc

Walter Parquet

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Vice President, Neal Sullivan

Treasurer, Anne Davis

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