

Celebrating 100 Years!



This year marks the 100th Anniversary of the founding of Hickory Hills Lake. The original developer, Charles P. Dickinson, owned a swampy area along Mulpus Brook and dreamed of creating a private lake for his family's recreation. During the spring of 1926, the lake began to fill, creating what is now called Hickory Hills Lake. A special anniversary committee has recently been formed to plan for a number of events throughout 2026 to celebrate the spirit of our community and the dedication of the many volunteers who have helped to create and maintain a safe, healthy, and enjoyable lake and community environment. Keep an eye out for updates on all the activities and events to come this year.

How Hickory Hills Lake Began



Construction Work at Dam 1925

Charles P. Dickinson lived on nearby Northfield Road and dreamed of a private lake for his family's recreation. Work began in 1925 – cutting trees, removing stumps, building an earthen dike. Once the ground was frozen, teams of horses hauled logs off to local sawmills. Cow manure was hauled down Townsend Harbor Rd to help seal the dike. Dickinson's previous experience in hydroelectric plants helped him to construct the dam. During the spring of 1926, the lake began to fill, creating Dickinson Reservoir.

In 1935, Arnold Dickinson, an early investor in and president of Sikorsky Aircraft, inherited the property from his father. When Arnold's finances dwindled in the early 1950s, he sold the lake and most of the surrounding properties. The purchaser was the newly formed Hickory Hills Lake Corporation, a name you still see on your deeds. Provisions of the HHLC deeds (and now HHLI deeds) require a release from the corporation before homeowners can sell, transfer, refinance, or change names on their deeds. All of these transactions must comply with a provision that grants the corporation a Right of First Refusal to purchase the property, unless waived in the release.

Among the new incorporators was Al Bowren, who'd left a medical education to become involved with real estate development. Al was the primary force in building the lake community. Long-time residents of the area remember his pioneer efforts of draining the lake and building new roads. After Al Bowren's death in 1971, his son Scott took over management of the lake. The lake community, primarily built in the late 1950s, needed much attention to bring it back to its original condition. A volunteer association of residents formed to expedite the necessary maintenance. Despite great efforts, Scott found the situation difficult; the community required finances greater than those available from annual charges collected by the lake corporation.

This situation led Scott to put the lake up for sale in the summer of 1978. A group of residents, many from the defunct maintenance association, joined together to form Hickory Hills Landowners, Inc. Their goal was to buy and to manage the Hickory Hills Lake area. On September 6, 1979, HHLI became the owners of the lake, beaches, and roads. The transfer of property to this group meant that residents were responsible for their own community. HHLI Board of Directors and a volunteer group of residents have worked toward a spirit of self-responsibility, dedicated to creating and maintaining a safe, healthy, and enjoyable lake and community environment. Your annual license fees fund HHLI's stewardship of our lake community, protecting the lake and dam from deterioration and disrepair, and providing for the upkeep of community property.

Hickory Hills Landowners Incorporated

19 Island Rd (mailing address PO Box 298), Lunenburg, MA 01462

office@hickoryhillslake.com | (978) 582-6365