

**REPORTS - Annual Shareholders Meeting Sept 16, 2006**

**Capital Asset Reserve Fund - Jack Kutarnia**

The Capital Asset Reserve Fund Board of Trustees has been in place for almost five years. The intend of this Board is to manage and control a reserve fund that would be used for emergency repair work on the concrete dam and adjacent earth embankment due to a large storm or a breach of the dam structure. I am pleased to report that we have not utilized this fund and it has increased by \$9,257 in the last year.

Contributions:

From Operating Budget FY2006 -----	\$ 5,000
Treasurer's Stipend -----	\$ 400
Individual contributions & Memorial Donations -----	\$ 1,525
Interest & Dividends -----	\$ 2,332
<b>Total-----</b>	<b>\$ 9,257</b>

Total Assets:

Cash reserves-----	\$ 19,183
CD investments-----	\$ 59,483
Savings accounts-----	\$ 129
<b>Total-----</b>	<b>\$ 78,795</b>

The Trustees are pleased to report that we have reached our short-term goal of \$75,000 and still have a long-term goal of \$150,000. Thank you for your support and please continue to support this fund with your contributions.

**Dam Report – Jack Kutarnia**

It has been an active year regarding our concrete dam and earth embankment from Woodland Drive to Mulpus Road. We have had heavy rains this spring and early summer that required removing the boards on numerous occasions. One particular storm dropped approximately nine inches of rain in Lunenburg and our emergency spillway was overflowing at full capacity. The difficulty in preparing for a storm of this size was the meteorologist only forecasted four inches of rain.

Our dam continues to remain in good condition but unfortunately the Mass Dept of Dam Safety is now requiring that all dams in Massachusetts be inspected by a private engineering firm and a report be sent to the Dept of Dam Safety.

Our dam is classified as a "high hazard dam" and is one of one hundred and seventy nine dams in Massachusetts that share this classification. Based on state regulations we are now required to perform an inspection every two years. The cost for this inspection is \$3,500.

Tighe & Bond Engineering firm completed this mandated inspection on August 28, 2006. They agreed that our dam is in good condition but we will not receive the documented report until Sept. 20, 2006 in which we will probably have an overall rating of "fair condition". The justification for this rating is the improvements Tighe & Bond will recommend we make; 1.) Add additional rip rap (trap rock) at the ends of the embankment, which are across from Mulpus Rd. and Woodland Dr. 2.) Remove approximately one hundred and fifty trees from the concrete dam to Mulpus Rd. and remove the brush to a distance of ten feet beyond the bottom of the earth embankment, and 3.) Remove ten trees to the left side of the concrete dam. I anticipate the inspection report will have additional areas that will need to be addressed such as ongoing concrete repair work on the dam and issues that should be less costly and considered minor in nature.

At this point in time I can only speculate on the amount of time the Dept. of Dam Safety will allow us to complete this work. I hope that we can spread these projects over a five-year span and not create an overwhelming financial burden to our community.

### **Lake and Property – Jay Simeone, and Neal Sullivan**

This winter several trees came down during high winds at the Island Rd property. One of the trees came down onto a neighbor's property. Thanks to Brian Sanderson and Bill Kenerson for volunteering their time and chainsaw to get these trees cut up and removed.

The Beach Clean Up Day scheduled for May 13 was rained out, so we started the following Saturday, May 20<sup>th</sup>. The Island Rd. property was raked from the street to the beach and a lot of debris was raked up along the shoreline. The parking lot fence was repaired, trees trimmed; and the basketball court area was cleaned up. Many thanks to the Kenerson, Sanderson, Higgins, Pellitier, Carpenter and the Sullivan families for their help. Thank you to John D'Agostino who brings the trash barrels out to the road for pick up each week. Thanks to Bob and Lisa Monroe, Eric Arnold, Jim Bursey, who have helped with taking care of Hemlock beach. A lot of these folks volunteer their time all season long to help keep the beach areas cleaned up. I also want to thank Arnie Shattuck who keeps the grass areas at Island Rd and Brookview mowed and trimmed.

Also this summer, Charlie Kimball brought in several yards of loom to cover the exposed roots next to the basketball court at Island Rd. Charlie also spread and seeded the loom, thanks Charlie.

A new "Rules for the Beach" sign was erected at Island Rd. The old sign had rotted away and fallen over. The new sign is aluminum, mounted on pressure treated plywood, and standing on new galvanized posts. Thanks to Chris Albert and Charlie Kimball for volunteering their time, tools and equipment to put the sign together and install it.

Several other signs have been posted at the beaches. "NO DOGS" is the most called for. Some new "Private Property" signs were posted as well as the "Invasive Weeds" signs to remind people to keep their boats and fishing equipment cleaned off so as not to spread unwanted invasive weeds and plants.

Nashoba Associated Boards of Health tested the beach water weekly and the results of the water quality were good all summer.

The Corporation applied for and received permits from the Conservation Commission to remove a large leaning pine tree at the boat lot, install a canoe rack at Island Rd and dig out the sand at the boat ramp. Sand from the Island Rd beach has washed down to the end of the channel to the boat ramp. We are going to attempt to dig this out. It has to be done by hand when the water level drops down. We will need volunteers with shovels and wheel barrels to help out with this.

A canoe rack is going to be built next to the Island Rd office by the three families that made the proposal. The rack will hold eight canoe or kayaks, three spaces go to the families building the rack. The other five spaces were assigned by lottery to shareholders in good standing who submitted a request. There will be an annual fee for use of the rack.

There has been an erosion problem with the boat ramp from the rainwater coming down Island Rd. The water washes down the access road and has eroded the side of the paved ramp causing a large trench. We put down sand bags as an attempt to slow down the problem during heavy rains. Unfortunately it didn't do much, the water would just wash over the sand bags.

#### **Weed Harvester:**

This year the harvester received new motors for the paddle wheels replacing the damaged ones from last year. The harvester was put in the water at the end of June. Cutting began just after 4<sup>th</sup> of July. We had three new people operating the harvester this year: Eric Arnold, Todd Freda, and Brian Sanderson. Having three operators this year allowed for more operating time, covering more of the lake. The harvester is used only to cut the three beach areas; Brookview, Island Rd, and Hemlock beaches and then as requested residential swim areas. Pathways are cut through some of the small coves for boat traffic. When the harvester was first purchased back in 1987, there was some over cutting of the lake and since then a policy has been established for use of the harvester.

Some maintenance issues coming up may include upgrading the lower cutter bar assemble, repairing the deck and trailer and replacing the control valves with new updated ones with better handles on them. The gearbox on the electric winch broke this fall while loading the harvester on the trailer.

Thank you to all the residents who have made donations to the harvester fund.

Thanks to Dan Proctor and his crew for their help with unloading and loading the harvester each spring and fall, and for storing it for us. Thanks to Chris Albert, Pat McColl, and Phil Moore for helping get the harvester loaded up this year as well.

#### **Boat Lot:**

The boat lot is located off Townsend Harbor Rd. This year the board raised the user fee from \$40 per year to \$100 per year for a reserved space. Users are required to sign a contract

explaining the rules and regulations for use of the lot. The fee will be used to help with the maintenance and upgrades to the lot. This past winter the Board of Directors formed the Boat Lot Steering Committee, which consists of five boat lot users. The Steering Committee was formed to provide recommendations for policy and procedures for using the boat lot, and to over see maintenance and upkeep of the boat lot.

This year the board received a permit from the Conservation Commission to put down trap rock along the banking to help stop erosion, and to remove a large pine tree. About six yards of trap rock was brought in and spread by the boat lot users. More rock was needed to finish the end of the banking. Another eight yards of rock was purchased and a local landscape contractor was hired to finish laying it out. Mark Flagg Tree Service was hired to take down a large rotted pine tree on the lot. He also trimmed up some trees along the fence line of the neighboring property.

### **Office & Public Relations Report - Lisa Normandin**

It has been a pleasure to serve as Clerk for the HHL Corporation this past year. The Board of Directors is really a great group of dedicated people. I have learned a lot this year and would like to thank Pat Lastella for helping me to get acclimated to the Board and its procedures. Pat is truly a hard working and loyal employee for this association and her sense of humor sure makes it a lot of fun.

This year 71 children participated in the three two week swimming lesson programs. Pat issued 611 boat stickers, 563 ID cards and 150 car stickers, in addition there have been 29 real estate releases filed to date. There are currently a total of 317 Hickory Hills Landowners shareholders.

The new shareholders for 2006 are as follows;

Robert Volpe	140 South Row Rd	New
Fritz Eilers	91 Royal Fern Drive	Transfer
Charles & Dru Nason	98 Royal Fern Dr	Transfer
Sharon & George Carpenter	73 Horizon Island Rd	Transfer
Michael Nault & Bernadette Progin	56 Brookview Terrace	New
Barbara & Michael Meier	216 Northfield Rd	New
Patty & Pat McColl	71 Beachview Rd	New
Peter Touborg & Deena Duranleau	21 Brookview Terrace	Transfer
Daniel & Wendy Mungovan	11 Royal Fern Dr	Transfer
Daria Karos	6 Wintergreen Crt	Transfer
Erika Grandberg	18 Wintergreen Crt	Transfer
Paul & Brenda Marichal	108 Royal Fern Dr	Transfer

We continue to publish the Waves quarterly to keep all of you up to date and to provide a means to share information.

The March Mixer was held at the Eastwood Club this year, it was a huge success this year and was very well attended. Thank you to all of the folks that worked so hard to make it happen and to everyone who contributed the many Chinese auction items.

The Board held a welcome meeting for new residents on March 18th with fifteen new property owners attending; we plan to schedule another one in October, Thanks to Sue Andrews and John Pesenti for all of their help coordinating this event.

Adult volleyball continued this summer on Thursday evenings; we look forward to offering that event each summer season.

Community day will be held on October 14<sup>th</sup> at the Island Road Beach. Thank you to Susan Oram for volunteering to run this event. The last community day was held in 2004 and was a tremendous success. This year promised to be a great day for the whole family with relay races, cotton candy and crafts for the kids. Anyone interested in volunteering please contact the office.

### **Road Report – Ken Takvorian**

### **Security Report – Bill Kenerson**

I would like to thank the Security Team for their hard work this season. They are all Hickory Hill shareholders with an investment of time and heart in our community.

Some of the Security Team's duties this year included;

- Checking boats for stickers. It is surprising how many people from outside the community try to kayak and canoe on the lake.
- Checking for Ids. People are constantly visiting the lake and using the facilities even though they are not residents or guests. The team kept this to a minimum.
- Night visits to the islands. One visit included dismantling a campsite and fire pit on the private island.
- Removal of rope swings from islands.
- Bicycle patrols into the trails owned by Hickory Hills.
- Boat and kayak patrols around the lake.
- Kept a daily log of all activities while on duty.

Along with their regular duties the team often went above and beyond by,;

- Picking up glass from the many smashed beer bottles on all three beaches and the islands.
- Trash removal
- Pulling picnic tables out of the lake
- Completing a lengthy boat survey
- Putting out smoldering fires on the big island

Because of their dedication to the community they worked around their spouse's schedules, interrupted vacation plans, missed their children and fell way behind on home improvement

projects. The following residents made up the 2006 Security Team; Karen Sanderson, Phil Moore, and Meghan and Eric Arnold.

### **President's Report – Paula Bertram**

It has been my privilege to serve as your President over the past year and to work with such a dedicated group of individuals. As you can tell from all of the reports, a great deal of effort goes into keeping the Corporation running smoothly. This year has proven to be a challenging one for the Board of Directors. We have been faced with a number of difficult issues and I would like to thank my entire fellow Board members, Pat Lastella and all of our volunteers for their dedication, hard work and commitment to our community.

As most of you know, over the last several years the Corporation has been working towards building a new office and recreational building at the Island Rd beach. A piece of land had been purchased at 10 Park Street Terrace, adjacent to the main beach for placement of a septic system. It is the intention of the Corporation to construct a new building between the parking lot and volleyball court.

The Corporation then acquired property known as 11 Wildwood Road and 30 Island Road with the intent to sell these properties as buildable lots and utilize the proceeds to cover the construction costs. All of the necessary engineering was completed, a buyer interested in both lots had been secured, building permits were in process and the sale was imminent. An abutter questioned the legal status of the lots with respect to zoning. The Building Inspector checked with the Department of Housing and Community Development and it was discovered that due to the fact that they were contiguous, the two parcels immediately merged when the second lot was acquired. We now have one large parcel, consisting of almost 3 acres. A new price for the one larger lot was negotiated with the buyer; the Conservation Commission issued the order of conditions and a closing was scheduled. Unfortunately, on the last day to file an appeal, the same abutter filed an appeal with the Department of Environmental Protections relative to the Order of Conditions issued by Conservation.

The HHL Board is confident that the issues on which the appeal is based are minor, and eventually we will obtain all necessary permits. In an effort to reduce wetland impact, DEP has requested that we relocate the septic system to the other side of the parcel and move the house closer to the road. Those changes have been completed, and a new plan is currently under review by DEP. Due to the delay in the permitting process, the buyer withdrew his purchase and sale. Once all approvals and permits are obtained, we will actively begin marketing the lot for a new buyer.

Without the proceeds from the sale of the building lot, the Corporation does not have the necessary funds to proceed with construction of a new building unless we decide to borrow the funding either from the CARF account or from a banking institution. Even with the sale of the single lot, additional funds will be needed to complete the construction of the building. The shareholders voted to approve a proposal to authorize the Board to borrow up to \$30,000 for improvements at the 19 Island Road property.

As you have seen from Jack's report, the Corporation is facing significant expenditures over the next several years to address dam maintenance mandated by the State. Additionally, the cost of running the Corporation continues to rise. Maintenance of the dam and waters of Hickory Hills continues to be the primary task of the Board. Jack Kutarnia has done an outstanding job of operating the dam; documenting policies and working with Dam Safety. We will not have the directives from the State until sometime this fall. Depending on those directives, the Board may have to make adjustments in the budget and the priority list. The vote has authorize the Board to proceed with borrowing if it is determined to be the best course of action by the Board once all the facts are in. The Building Study Committee and the Board will update all of the estimates; research all options and move forward as funding allows. Should the decision be made not to move forward with construction this year, we may have to reapply to the Zoning Board of Appeals to construct the building on the main beach. Of course, with any special permit application there is the possibility of denial.

We continue to monitor water quality and lake vegetation, many lakes in the State have experienced algae blooms this year, including Lake Shirley. As reported by Anne Davis, Hickory Hills' water quality remains superb, we have the usual array of native weeds, but none are the exotic invasive type. In order to ensure that foreign weeds are not introduced into the lake, rinsing boats that have been in other water bodies prior to putting them back into Hickory Hills is critical and one of the reasons why guest boats are not permitted on the lake. Weed growth in Little Hickory continues to be a problem, and Little Hickory residents have once again approached the Board about conducting a chemical treatment. Approximately four years ago, the Board worked with Little Hickory residents to fund chemical treatment to eradicate weeds. In the budget proposal \$2000 has been allocated to fund this treatment. Loosestrife continues to be a problem, and if allowed to flourish will have severe adverse effects on the quality of our lake. A number of our board members have joined Ken Takvorian in the fight to eliminate loosestrife, but we can't do it alone. Residents need to be alert to the danger this invasive plant poses, and remove it from the shoreline. Any resident that has limitations that prevents them from digging, please call the office and we will do our best to send over some volunteers.

As most of you will have noticed, the WAVES format was changed this year due in large part to the tremendous effort of Pat Lastella and Jane Blake. We welcome resident's input and articles. Our goal is for the WAVES to be a community newsletter that will provide helpful information to all of our residents.

Our population demographics are evolving which may lead us to reevaluate our current policies and procedures in an effort to better address the needs of our community. The policies and procedures committee will be reviewing all current rules and policies and we will keep you updated through the Waves. The number of boats, kayaks and canoes on the lake has increased. As Jay noted, in an effort to accommodate non-lake front residents, the Board has authorized the construction of a canoe/kayak rack at the Island Road beach and last year a boat lot committee was formed to assess the Townsend Harbor Road boat lot.

As reflected in the budget, operation costs continue to rise and our reliance on volunteer efforts is becoming increasingly difficult. Simply put, we need your help. Volunteers are

needed to help with community clean up; general maintenance; loosestrife eradication; trails, the list goes on and on. Please consider donating a few hours of your time to help preserve and maintain our lake community.

### **Weed Survey Results – Anne Davis**

Aquatic Control Technology did a biological survey of the lake on August 31<sup>st</sup>. I went out with the engineer in his boat while he surveyed the whole perimeter of the lake. This took about 4 hours. He used an Aqua Vu underwater camera system (originally used by fishermen to see fish), - an enclosed camera is dropped overboard and you can look into a scope on the boat and see and identify the weeds as we slowly traveled around the lake. Also used was a specially designed throw rake - 2 garden rakes with short handles bolted together with a rope attached – The rake is thrown overboard and grabs a bunch of weeds from the bottom so they can be identified. Weed growth was plotted on a map of the lake.

In front of the dam a disk instrument was used to measure water quality and oxygen level. Water clarity was excellent as we could see the disk down to 13 feet in the water.

The dominant plants in the lake continue to be bladderwort, tapegrass, and floating water shield/ water lilies and other types of pondweed. Bladderwort is a native species, which has caused some concern among residents. It is loosely rooted to the bottom and can become very dense, and blows around the lake in big masses, thus earning the name of “aquatic tumbleweed.”

There was no further observance of Fanwort or any other “non- native” plant. When this survey was done 3 years ago, Fanwort was noted in the cove coming from the boat launching area on Island Road. This is an invasive plant, which we immediately hand pulled to protect the remainder of the lake, and since then we have been carefully monitoring that area for any recurrence. This plant probably came into the water from someone’s boat, motor or trailer that had been in another body of water. Folks who use their boats elsewhere need to be vigilant about cleaning off their boats, kayaks, motors and trailers before putting them back into Hickory Hills Lake. **This is really important.** Other ways that invasive plants are introduced is from live well water; bait pails, and even aquarium plants can be very invasive in a lake.

While out on the lake during this survey, I made note of Purple Loosestrife along the shoreline, and subsequently we have dug out all these plants. Residents can all be “weed watchers”, especially the fishermen who are fishing in all areas of the lake. Often an invasive species shows up, for example, as a bright green which catches one’s eye, something that looks different from the usual weeds. I have a specimen of Fanwort, the invasive plant, in a jar and you can see how the new growth is bright green in color, which is really quite noticeable. This plant was taken from another pond, not Hickory Hills. We all should be watchful because if invasive species get well established they are almost impossible to remove and very expensive to control, so the best strategies are Prevention and Early Detection.



Overall the lake supports a healthy and diverse population of native aquatic plants, with some localized areas of more abundant growth in high-use areas, but no invasive/non-native species. We are very fortunate here. Hickory Hills really is a wonderfully pristine area and we all need to work together to keep it that way.

### **Loosestrife Vigilantes! -Anne Davis**

Have you wondered who the man is wearing old and ripped slacks and muddy sneakers knocking on doors and then crawling around in the bushes with his trusty shovel digging out those “pretty pink flowers”? It is Ken Takvorian, long time Board member, who has taken a personal interest in controlling the growth and spread of the **purple loosestrife** in Hickory Hills Lake. Single-handedly Ken has dug out all the loosestrife along both sides of Peninsula Drive, Horizon Island Road, and along Island Road beyond Horizon Island Road. He has worked at this project last summer and all during this summer, digging out the loosestrife, and repeatedly checking all areas again for any new growth of the plant.

Paula Bertram, President of Landowners, Lisa Normandin, and Anne Davis, Board members have taken up the cause. They removed a huge patch of loosestrife in a cat-nine-tail area off Island Road. These plants were 8-10 feet tall, well rooted with huge roots, in several feet of mud. (We found out how deep the mud was when stepping off the boat and sinking into more than a foot of muck, extricating ourselves with difficulty. - oh, to have a camera on that occasion!) The loosestrife was attacked with vigor using picks and grub hoes. Arnie Shattuck showed up to help and to offer the use of his truck.

Other areas of shoreline have been noted to have loosestrife, and the Vigilantes will continue their quest of loosestrife! Recently Lisa and Anne removed loosestrife along Birch Island Road, Hemlock Drive and Brookview Terrace.

Given time loosestrife can completely take over areas and destroy all native plants, affecting habitat for various animal and plants. Our aim is to be vigilant and stop the spread of this invasive species before it expands and poses a serious threat to native vegetation. If every resident is alert and aware of their shoreline and digs out loosestrife as it appears, we can control this invasive growth. Anyone who may have limitations preventing them from digging out loosestrife, call the office and we will be glad to help you rid your area of the plant. All residents need to be watchful; a few of us alone can't take care of the whole lake. We can stop the spread of loosestrife if everyone cooperates and does their share. Volunteers to our Vigilante group will be very welcome.

### **Yard Waste Days for Lunenburg**

The Lunenburg Landfill, off Youngs Road will be open for consecutive Saturdays beginning October 7<sup>th</sup> and continuing to November 18<sup>th</sup> from 8:00 a.m. to 4:00 p.m.

Guidelines for disposal of yard waste:

- ACCEPTABLE: grass clippings, bark 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.

**Autumn and Winter Office Hours**

Monday and Thursday from 9:00am – 11:00 am

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.