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# GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2008

## Board of Directors

Office	Name	Term Ends
President	Mark Kassop	2009
Vice President	Norm Christiansen	2009
Treasurer	Michael Schlenker	2009
Secretary	Marcia Holroyd	2010
Other	Paul Gillis	2010
Other	Erik Nordin	2009
Other	Val Zemelman	2010

The Board of Directors elected officers following the Annual Meeting.

## Committees

Committee	Chairpersons in <b>Bold</b>
Sewer	<b>Paul Gillis</b> Frank Campbell Norm Christiansen
Treasurer	<b>Michael Schlenker</b>
Water	<b>Val Zemelman</b>
Architectural Review Board	<b>Mark Kassop</b> Deanna Campbell Barbara Shenton
Tennis	<b>Deanna Campbell</b> Scott Lee
Common Land	<b>Norm Christiansen</b> Michael Schlenker
Trails	<b>Mark Kassop</b>

## GHOA General Information

Office Address	147 North Main St. Suite 7, P.O. Box 315 Rochester, VT 05767
Telephone	802-767-3601
E-mail	ghoa@verizon.net
Office Hours	Wed. 9:30am - 10:30am
Administrative Assistant	Caroline Meagher
Website	www.greathawk.org

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## Office News

This newsletter marks our first attempt to communicate with most members by e-mail. If you receive a copy of this via US Postal Service this means we need your e-mail address. Please notify us by e-mail at: **ghoa@verizon.net** so we may update your information accordingly in our database. With rising postage costs, we are trying to use e-mail as a more cost effective means of communication to our members.

The official address of your home is the 911 number plus road. The lot number on your deed is used for your home sign only. The association makes new signs for each new owner. If long time residents have signs which are no longer readable, replacements are at the owner's expense. New owners should contact Michael Schlenker for the wording on their sign which should be consistent with the ARB guidelines.



Photo: Paul Gillis

## Website: [www.greathawk.org](http://www.greathawk.org)

Our website has By-Laws and Covenants; Resident Guidelines, Tennis Club regulations and the database form and Architectural Review Board form you may download and print out.

## Message from

### GHOA President Mark Kassop

I want to thank the Board and the membership for re-electing me as your President for the coming year! I have been a renter and more recently a home owner since the early 1980s and this area of Vermont has always been an oasis for me and many, if not all, of you, from the more stressful and exhausting events of our lives and the world. To be entrusted with the responsibility of maintaining and improving our little part of the world is quite an honor and I appreciate your support.

I have always been aware of the efforts that the Board members made on our behalf. However, during my first year as President, I came to understand, the time, the effort, and the love that the other members of the Board voluntarily give to help care for our community. When you have the opportunity, please thank Norm Christiansen, Paul Gillis, Marcia Holroyd, Erik Nordin, Michael Schlenker, Val Zemelman, and Barbara Shenton and the hard-working committee members: Frank and Deanna Campbell for all the efforts that they make on our behalf!

Living at Great Hawk gives us options: some of us choose to enjoy the privacy that is afforded by our "Vermont Mountain Hideaway," some of us choose to engage in a rich social life with our mountain neighbors and the activities available in our vibrant "downtown" community (parades, fairs, concerts, galleries, restaurants, lectures, shopping, hiking, biking, skiing, etc.), and some of us choose to combine these assets based upon the season or our life

circumstances. As Board members and as members of the community, it is our job to ensure that the options that are available to us are protected for current and future residents.

Please help us to protect the clean, peaceful, and beautiful wooded environment in which we live by adhering to our Covenants and By-laws (available on our website — <http://www.greathawk.org>), and become an active member of our community. Take advantage of all that Great Hawk and Rochester have to offer, but also “give back” whenever you can. One of the wonderful characteristics of Vermont is the spirit of volunteerism and we hope that you will join us in caring for this area that is so dear to all of us.

If at any time, you need the assistance of the Board or if you have suggestions or comments, please contact me at [DrMSK47@yahoo.com](mailto:DrMSK47@yahoo.com). In the meantime, ENJOY!



### Dogs @ Great Hawk:

Dogs are always welcome at Great Hawk, but you need to follow the policies outlined in the community's By-laws and the Rochester ordinances. Dogs may not freely roam the community unsupervised and they may not create a disturbance by barking for extended periods of time. For the safety of our residents and the safety of your pet, please keep your dog on a leash or closely supervised under strict voice control by the owner. We strive to keep our community quiet and a safe place to peacefully walk and drive. Thank you!

### Architectural Review Board:

When we purchase a house at

Great Hawk, we agree to abide by the By-laws and Covenants that legally govern behavior in our community. In short, any modifications that you make to the outside of your house (tree cutting, additions, painting, roofing, etc.) MUST be approved by the ARB before work commences. ARB work forms and instructions can be found on the Great Hawk web site.

### Water: Val Zemelman

Address for the water testing: Vermont Department of Health Laboratory, 195 Colchester Ave., P.O. Box 1125, Burlington, VT 05402 (800-660-9997). A \$14.00 fee is charged for the Coliform/Ecoli test.

### Sewer: Frank Campbell

Reminder: Septic tanks pumped in 2004 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2009. Septic tanks pumped in 2006, in the Martin/Tarbett Sector are due for pumping and inspection in 2009. Vermont state requires adherence to these rules, whether the home is used full-time or part-time, and looks to the GHOA sewer system to see the pumping and inspection are carried out. Names of septic tank pumping companies are available from the office.



### Common Land: Norm Christiansen

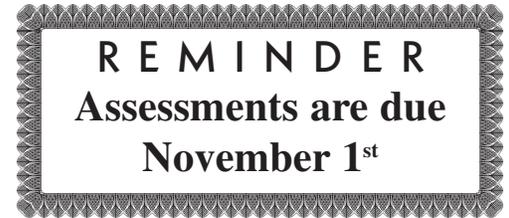
The pond water level has been lowered 4 to 5 feet in preparation for the installation of a dry fire hydrant at the pond. The fire department used its hoses to blast away the layer of silt and algae over the paved swimming area. New “No Hunting” signs are in and will be posted this fall.

### Welcome New Owners

Brian and Kathleen Gorgas, Lebanon, NJ, M5; Peter and Madelyn Cotsonas Hingham, MA, 55; Philip and Cynthia Levendusky, Manchester, MA, 106.

### Condolences

Condolences to the Berstein family on the death of long time resident Nelson Berstein in March.



### News

Former board member Bill Neill has accepted a tenured position at the University of Oklahoma as Vocal Area Chair. He will still be teaching at his New York studio.

How would members feel about having an online directory on our website of basic contact information. It would permit members to be in contact with each other. Please send your comments to our e-mail address if you would be in favor of such an action.



We plan to have a barbeque, like we did this year, after the meeting. The members present this year really seemed to enjoy themselves.

We will notify you of the location of the meeting and barbeque in the July 2009 mailing.



# GREAT HAWK OWNERS' ASSOCIATION 40<sup>TH</sup> ANNUAL MEMBERSHIP MEETING

Saturday, August 23, 2008

First Federated Church, Rochester, Vermont

President Mark Kassop called the meeting to order at 10:10 a.m. The secretary counted 52 proxies submitted before the meeting and 19 voting members present (plus family members and guests). A quorum was therefore established. There were no (non-home) lot owners present.

The minutes of the last Annual Meeting, August 18, 2007 sent to all owners last October, were approved by the membership. New members who did not receive a copy may request one from the secretary.

## WELCOME

Mark welcomed everyone, thanked and acknowledged the Board of Directors and officers: President, Mark Kassop; Val Zemelman, Cooperative Water System; Paul Gillis, Cooperative Sewer System; Marcia Holroyd, Secretary; Erik Nordin, Treasurer; Michael Schlenker, board member; Norm Christiansen, Vice President and introduced Barbara Shenton, Associate Director who will assist the secretary this year. Each board member gave a brief description of their duties and responsibilities.

Owners were asked to say a few words about their life, family and when they came to Great Hawk. One new owner present: Mr. and Mrs. Gorgas (Brian and Kathleen) and their daughter, M5 (formerly Rodgers) from Lebanon, New Jersey, was introduced and welcomed.

## ELECTION OF BOARD MEMBERS

As there were no nominations from the floor, it was so moved to close the nominations. A motion was made and seconded that the secretary cast one vote for members present for the nominees: Val Zemelman, Marcia Holroyd and Paul Gillis. The nominees were therefore re-elected by proxy and voice vote for two year terms, ending in 2010.

## REPORTS

### Cooperative Water System: Val Zemelman.

The full written report is on file in the office and will be sent to owners along with the minutes. Val gave a summary of the report. Val reviewed the various projects accomplished, including the drilling of new wells. There are now 28 wells with submersible pumps. To date the system has no more than 4 homes connected to each well.

Val stressed the testing of the water in homes. It is requested at least one home on each system be tested. There is reimbursement for the cost of the testing for one home on each system.

The address and phone number of the laboratory is stated in the Resident Guidelines and in the Newsletter. If the test proves positive for Total coliform or E.coli, the well and system on that line will be chlorinated. It is planned that an additional well will be drilled this year and 3 more electric meters installed.

The assessment for the owners on the water system will be \$350 for the 2008-2009 year.

### Cooperative Sewer System: Paul Gillis.

Paul expressed his thanks to all those who have helped with the collection system: Frank Campbell for managing and tracking the septic tank cleaning, inspecting and replacement; Norm Christiansen for his effort and time put into collection of the weekly water level data from the leach fields; Erik Nordin for managing the financials and Mark Kassop for his continued support and encouragement.

Paul will pursue the replacement of old metal tanks, two or three which are on the Great Hawk Sector System. The old metal tanks crack, allowing ground water and soil to seep in, saturating the fields and solids which will ultimately clog the leach field. Frequently the baffles on the output side of the septic tanks fail, causing solids to enter the collection system.

Another pressing issue is the capacity of the Great Hawk Sector's leach field. Hawk Mountain Corporation built one half of its proposed leach field and the construction of the second half is not possible due to environmental changes and space limitations. The plan was to serve 52 lots with a community field, but our current capacity is limited to 26 lots, with 21 homes currently connected.

We are now examining ways to provide sewer needs for lot owners who have legal participation interest in their deeds for the collection system.

A hydrologist has been hired to determine the health of the leach fields and to explore the possibility of expanding capacity on the current fields. The good news is that Great Hawk Sector field is very healthy and operates in an efficient manner and other than a few spikes in the water level during spring wet season, it is in great shape. However, the possibility of expanding capacity beyond 26 is not recommended. The results of the lower field (Martin-Tarbett) are still being compiled. It is believed that the condition will be similar to that of the Great Hawk Sector field.

The solution to our capacity issue is on going. One of the options is to review the sites to see if they may qualify for an on-site system using new rules and technologies that have evolved over the past 10 years or so. As soon as a solution has been determined, the members of the association, in particular the lot owners will be notified.

### Sewer Finances: Erik Nordin

Financially the system is in good shape and capital improvements on the system will continue to ensure its health and longevity. Paul and the engineer will be

developing a long term plan for replacing some of the collection pipes that have been in the ground for the last 35-40 years. Since it may take 5-10 years to complete the work, exploration of the project will begin now. The assessment will be \$600 for the Great Hawk Sector and the Martin-Tarbett Sector and \$300 for Top of the Mountain.

**Septic Report: Frank Campbell**

Out of 53 homes in 2007 which needed septic tanks to be pumped and inspected, to date, 47 owners have complied. This year, 2008, four homes are due for pumping and the owners have been contacted. Frank thanked all owners for their cooperation which affects the entire colony and keeps us in compliance with the State of Vermont requirements. Owners must send a copy of the pumping/inspection record to the GHOA office.

**Homeowners' questions:** In answer to how many metal septic tanks are in need of replacement, there are three. In response to when the sewer information letter will be sent, Paul stated a letter will be sent when all the information is received concerning the hydrologist's report and legal issues resolved. In response to additional questions: The cooperative system is focusing on twelve lots with language in their deeds concerning sewer hook up. Lots with homes already built and connected to the cooperative system will be grandfathered therefore they are in no danger of losing their connection. Some sites may be approved for onsite mound septic systems however there are some lots (very few) which contain rock ledge and may not obtain approval.

The property adjacent to the Access Road owned by Andres Mignucci cannot be use as an additional leach field for Great Hawk. A few of the lots have been sold and the cost would be prohibitive for GHOA. The board has no information as to the architectural compliance for the new homes to be built on this property.

**Common Land: Norm Christiansen**

**Pond:** The increasing algae problem in the pond this summer has been of great concern. Working with Michael Schlenker, various solutions have been considered. The silt box has been dug out removing debris and sedentary build up. Some algae have been removed by hand; volunteers have been skimming the surface and a batch of microbes has recently been added to the pond.

The pond has been tested for swimming. More fish will be added to improve circulation. The town has suggested locating a fire hydrant near the pond which would service homes and could be use to flush out pond water, clearing out some of the algae. A vote will be taken under New Business for the expenditure. The shallow end will be drained this fall and the mud, sand and debris removed.

A long term proposal is to install a solar aerator in the center of the pond with a line to a solar panel located near

the tennis courts. This is an expensive expenditure and would only be considered if the hydrant flushing and possible relocation of the intake/out take pipes do not solve the increasing algae problem.

**Signs:** A few road side signs are being refurbished. The board is pursuing installing taller signs for more visibility. Home signs are being made by Dennis Demers.

**Tree cutting:** The electric company is removing brush and trees along the electric lines as a precaution against falling trees during storms. Wood cut down on common land is available to owners for pick up. Further discussion of the subject will be on the agenda for the next board meeting. A request was accepted by the electric company to begin work not earlier than 8 a.m.

In response to an owner's question, there is a map of the common land areas within the colony at the office. Norm has requested more volunteers to work on common land.

**Trails:** Mark reported that some areas of the trails were wet from so much rain. A map of the trails was handed out and it was noted that 60% of the Blue Trail has been cleared.

**A.R.B.: Architectural Review Board, Mark Kassop:** Mark reminded owners that the form for submission of plans for renovations to existing homes and any exterior work which is a change from the original construction must be filled out and submitted to the review board. The committee consists of Mark, Barbara Shenton and Deanna Campbell. The form is on the website and available from the office. David Goldsweig has received a permit for a new home to be built on lot 101.

An owner asked if we had standards for installing metal roofs. It was suggested that the colors be in the neutral rage. In answer to the placement of a wind turbine on the mountain, research states not enough wind to make it feasible!

**Tennis: Deanna Campbell:** Since Deanna was not present, Scott Lee, a member of the Tennis Committee gave the report. In July, a post was reset and surface cracks, and drainage areas on the courts were repaired. The assessment was raised to \$50 for members who wish to play in anticipation of future repairs. Copies of the Tennis Guidelines were available and are on the website. It was suggested that a sign up sheet be circulated for a weekend of tennis next Memorial Day along with a picnic.

**Upper Sparrow Hawk Road: Frank Campbell:** As Frank was not present, Arthur Jacobs gave the report. The committee has not met and therefore the assessment has not been determined at the time of the Annual Meeting. The issue of the town taking over the management of the road (plowing and maintenance) is still ongoing. To date the town does not wish to take on this responsibility.

**Website: Norm Christiansen.** There were some suggestions as to what to include on the site. A list of volunteers on the Bulletin Board and some more events on the Calendar would be helpful. An owner suggested that a voluntary directory of owners be listed on the website. This will be on the agenda for the next board meeting. The revised Resident Guidelines will be updated on the website as well as the current Newsletter and Board of Director's list.

**Secretary: Marcia Holroyd:** Marcia reminded owners that the administrative assistant, Caroline Meagher, is in the office (at the rear of 147 North Main St.) on Wednesday mornings. She answers the telephone and e-mails; keeps the database updated; sends out a packet of information to new owners; files real estate information; notifies our accountant Audrey Turk of changes; helps the secretary prepare the July proxy mailing and the October Newsletter mailing. Caroline also answers any requests the board members have regarding their specific committee needs. Marcia meets with Caroline every Wednesday during the summer and approves her monthly hourly work invoice before sending it to the treasurer.

Marcia must return to Connecticut early September this year. Owners have been alerted that Barbara Shenton, our Associate Director, will compile the Newsletter and prepare the October mailing which will be sent by e-mail or regular mail. She will also take minutes of the September board meeting.

**Treasurer: Erik Nordin:** Erik reviewed parts of the 2008/09 budget. The budget was approved on the proxies and approved by voice vote of members present. The emergency fund is now at \$40,000 and will build to \$50,000 in the future. Question rose concerning legal fees for the sewer work, much of it for research into wording on the deeds as to sewer participation. Arthur Jacobs offered his help with overseeing lawyer expenses which would be useful in keeping fees appropriate. Assessments for owners will be \$400 for homes and \$40 for lot owners.

## NEW BUSINESS

**Resident Guidelines:** The guidelines have been expanded for clarification, especially for water, sewer and the ARB. Mark handed out copies to owners. New owners will receive a copy in their packet and copies are available at the office and on the website.

**Fire Hydrant:** Because our By-laws state no expenditure over \$3,500 without approval of the owners may be spent, the need for a vote is necessary. Question rose as to the location of the hydrant for possible reduction in homeowner's insurance. It was pointed out the hydrant must be within 1000 feet of the home to take effect. During a fire, the purpose of the hydrant near the pond is

for the refilling of the fire department's tanker. A bonus would be the opportunity to flood the pond for winter skating and the flushing out of debris and algae in the spring. The water exits near the out take pipe, goes along the edge of the pond, under the road and into the woods.

There does not have to be an increase in assessments and can be worked out within the budget. A grant of \$2,400 is available bringing the cost to \$5,000. A motion to vote for the hydrant was made, seconded and members voted yes for the town to go ahead with this project.

## Additional business:

Great Hawk resident Tom Roelker notified the owners of the need to recharge fire extinguishers and provide surge protectors for their home. He recommended Armor Lightning Protection Rods at 1-802-375-0266 and mentioned a shop in Rutland that recharges fire extinguishers as our local fire department does not offer this service. Additional websites he provided will be listed on the GHOA website regarding surge suppressors and lightning protection.

Information was requested how to obtain news of events in Rochester. Aside from the website and a town website which is being developed by Norm, ([rochestervermont.org](http://rochestervermont.org)), the bulletin boards in the Post Office and Mac's store have event notices and the newspaper, *The Herald*. In answer to an inquiry about contributions to community organizations, GHOA gives \$1000 divided between Park House, the ambulance service and the fire department.

The meeting was adjourned at 12:10. A reception immediately followed at the Pumpkin Patch, (formally the Cooper-Webber House) with food, drink and social time.

Respectfully submitted,  
Marcia Holroyd, Secretary

## Annual Report on Water System for GHOA Meeting 8/23/08

Since we have a significant turnover of GHOA homeowners, this report includes a detailed description of some basic information about Water System as well as results of the last FY.

Structure of a Sub-System. Each sub-system consists of well with the depth of 100-600 ft., a submersible pump installed close to the bottom of the well, pressure tank (a buffer to reduce variations of water pressure), electrical switches controlling pressure in the system and water pipes going to the houses. If several homes belong to one sub-system, they are connected in parallel (to maintain the same pressure) and get water through a control house. For repairs water to all homes in such a system can be shut off with a shut-off valve; each home has a separate valve (curb-stop) if local repair is needed.

History. Cooperative Water System (CWS) was built in the early 70th and over the years it aged, became increasingly unreliable and required expensive repairs. We used to have incredibly long water pipes, countless valves and too many homes connected to one well (average of 3.3 homes): 72 houses were getting water from 22 sub-systems. The most overloaded were 4 sub-systems: 3 with 5 homes each and 1 with even 8 homes).

Overhaul of the Water System. GHOA Board of Directors approved an overhaul of the CWS to reduce number of homes connected to one well and shorten the water lines. We added 6 new wells and currently CWS consists of 28 sub-systems supplying water to 67 homes. We also have re-drilled one failing well, hydro-fractured another and shortened water lines (with many valves) by several thousand feet. Over the last 10 years 4 owners drilled their own wells and apparently live happily since.

Currently we have 4 sub-systems supplying water to 4 homes, 9 sub-systems with 3 homes, 9 connected to 2 homes and 6 with 1 home (average of 2.4 homes per well). The attached spreadsheet shows homeowners names vs. sub-systems they belong to.

Water analyses: We have to have safe to drink water in the wells. Bacteriological analyses of water are being taken once a year from each of 28 wells. Since water samples cannot be taken from wells directly, Water Chair Person selects one house per sub-system (usually a control house) to take a sample. If the analysis indicated presence of Total coli-form bacteria (or E-coli) the water is considered un-drinkable without boiling. Hawk North has to chlorinate this well immediately, notify all the owners involved and then repeat sampling. Note: presence of E-coli means that sewer or septic system in the vicinity of the well was leaking.

Taking samples from 28 homes out of 67 leaves 39 homes un-tested. Meanwhile, there are causes of bacteriological problems: many homes are not occupied much of the time and water becomes stagnant, some homes have water filters and/or softeners which may not be used or cleaned. We cannot technically and financially afford testing all of the houses on water safety so if you are concerned please boil water before drinking. That is a small price of living in the wilderness.

We successfully used a combination of sample collection: some - by the owners and some - by Jim Hybl (Hawk North). If the owners take samples it costs \$16.70 each however, Hawk North's charges are higher - approximately \$40.00 per sample. In addition, keys to many homes are not available and Jim has to take samples from a hose outlet.

Maps. We have two sets of maps: one set consists of wells, valves and water lines between houses; the other set includes sketches of water lines (made back in the 70th) within most of the properties. It is important that owners and contractors be aware of these maps before any digging is performed. It is also important that all the changes done with the water systems be reflected on the maps once work is completed.

Owners' Responsibilities. As in the case of telephone or power lines no modifications are allowed without a written permission from a Dig Safe Services as well as from GHOA Water Committee.

Repair or maintenance work caused by forgetfulness, negligence or lack of knowledge about functioning of water equipment at the owners' homes (especially in control houses) should be covered by the owners.

We are guided by the Protective Covenants "Utilities and Water" (page 32 paragraph 15, of the By-Laws). The second sentence of this paragraph reads: "Great Hawk shall not be liable for the laying of any utility lines, nor for the repair, construction, or maintenance of such lines on any portion of the premises, whether on the particular lots, Common Land, or other areas of the development."

Last FY results. The last long and troublesome sub-system with 5 houses has been broken into two systems (3+2) this year. Although the well has been drilled three years ago only in the last FY we were able to finish this project. The pump and in-well pressure tank were installed.

A brand new well was drilled at the other property (lot #22) to eliminate a long stretch of pipes buried in the marsh and/or under the trail. This sub-system has just been activated.

One more system of 4 homes is located at Tarbott sector. This system is long and has a low throughput. We have decided to split the system in two and drill a new well. This has been our first experience in dealing with engineering design completed this year. Hopefully a new well will be drilled this FY.

Financial results. In the 2008-09 FY we spent \$3,828 for Pumps' Power Supply, \$14,958 for Repair and Maintenance and \$8,323 for Improvement (mostly drilling new well, installing new pumps and pressure tanks). Total of \$27,109 or \$404 per home is almost equal to the annual fees. Remaining balance today of \$11,712 should be enough until annual fees for 2008-09 FY will arrive. Unfortunately, three owners have not paid their dues for this FY and 2 for the last FY.

Still, because we largely completed the improvements our annual fee for this FY will be \$350.

Plans for current FY. Consumption of energy by the water pumps has to be measured with electric meters to timely indicate and repair the leak or the pump itself. It is being done for 25 pumps out of 28 so that plans include installation of the remaining 3 electric meters.

One additional well is to be drilled at the Tarbott sector.

Val Zemelman  
GHOA Water Chairman