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GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2009

Board of Directors

Office	Name	Term Ends
President	Mark Kassop	2010
Vice President	Norm Christiansen	2011
Treasurer	Michael Schlenker	2011
Secretary	Barbara Shenton	2010
Other	Paul Gillis	2010
Other	Deanna Campbell	2011
Other	Nick King	2010

The Board of Directors elected officers following the Annual Meeting.

Committees

Committee	Chairpersons in Bold
Sewer	Paul Gillis Frank Campbell Norm Christiansen
Treasurer	Michael Schlenker
Water	Nick King
Architectural Review Board	Mark Kassop Deanna Campbell Barbara Shenton
Tennis	Deanna Campbell Scott Lee
Common Land	Norm Christiansen Michael Schlenker
Trails	Mark Kassop

GHOA General Information

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Message from

GHOA President Mark Kassop

I want to thank the Board and the membership for re-electing me as your President for a third year! For nearly 30 years, I have enjoyed this wonderful section of Vermont, and I never dreamed that I would be entrusted with maintaining our little Eden on the Mountain! I am quite honored to have this responsibility and I look forward to working with and for all of you in the coming year. As many of you know, we not only have a beautiful mountain to live on with beautiful views from our windows and roads, but we also have a beautiful group of compassionate and enjoyable neighbors. I guess that wonderful places attract wonderful people!



Photo: B. Shenton

I have always been aware of the efforts that the Board members made on our behalf. I have been very fortunate to work with a magnificent and dedicated, group of volunteer board members the last two years. However, in the last few months, we have had three long-time Board members leave their positions: Marcia Holyrod, our secretary, Erik Nordin, our President and past-treasurer, and Val Zemelman, our water Tsar. They have donated their services

to the community that they love for 10 to 20+ years and we owe them a tremendous debt of gratitude. Fortunately, Erik has agreed to remain as an Associate member of the Board. The current Board is composed of a group of good friends. We hike, snowshoe, play tennis and party with one another, but we have many different views on community issues and we are comfortable expressing those views. I look forward to working with Norm Christiansen (vice-president), Barbara Shenton (secretary), Michael Schlenker (treasurer) Paul Gillis (sewer chair), Deanna Campbell (tennis chair), and Nick King (water chair). If one counted the many hours that each of these Board members donates to the community each year, the only explanation for the massive amount of time that they expend is a shared love for the natural beauty of the mountain and the people who live on it. Thank you!!!

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, 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. In the meantime, ENJOY!



Dogs @ Great Hawk:

Great Hawk is dog-friendly! Almost any day of the year and in almost any weather condition, you can see one or more dog owners walking their trusty companions along our roads or trails. However, as dog owners, we have certain responsibilities. We all need to follow the policies outlined in the community’s by-laws and the Rochester town 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. As we approach the winter months, please make sure that your dog is not running

loose after snow storms, when they may dangerously interfere with the work of snow removing vehicles that have very limited ability to stop or veer on snowy roads. For the sake of all the drivers on the road and your pet, please be very careful! 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 website.

Water: Nick King

Nick King has taken over GHOA water duties from Val Zemelman. The best way to reach him with any questions or concerns regarding water is at ghoawater@gmail.com. Although GHOA conducts annual water testing, all homeowners are encouraged to test their own water on a regular basis. Information on water testing, including a list of laboratories certified for drinking water analysis, is available at the Vermont Department of Health's website:

http://healthvermont.gov/enviro/ph_lab/water_test.aspx.

A \$14.00 fee is charged for the Coliform/Ecoli test.



Photo Montage: Evelina Zemelman

Sewers: Frank Campbell

Reminder: Septic tanks pumped in 2005 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2010. Septic tanks pumped in 2007, in the Martin/Tarbett Sector are due for pumping and inspection in 2010. 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 that pumping and inspections are carried out. Names of septic tank pumping companies are available from the office.

Sewers: Paul Gillis

Hello Everyone, I sat down this year and wrote my report as usual, highlighting the issues that are at the front of my mind. I wrote it, edited it, made adjustments, proof read it, and set it aside for a while and re-read it. When I re-read it, it sounded very preachy to me. I hate to sound that way, but I really can not emphasize the importance of my message enough. I chose not to change the wording and I apologize in advance for being “preachy”. So here it goes:

Old Septic Tanks Threaten our Community

R E M I N D E R Assessments are due November 1st

GREAT HAWK OWNERS' ASSOCIATION 41TH ANNUAL MEMBERSHIP MEETING

Saturday, August 22, 2009

Pierce Hall Community Center, Rochester, Vermont

Call to Order - GHOA President Mark Kassop called the meeting to order at 10:15 AM and welcomed 29 owners and their family members to the 41st meeting of our association. The tally of 29 lot attendees and 39 proxies allowed the meeting to proceed with a quorum. He acknowledged long time board member Marcia Holroyd for her many years of service to the community, as she has retired from her position as secretary earlier this year. Mark then spoke about the return of the Aaronsons to our community after their years abroad in Dubai. Next he addressed the change of time of the meeting from an afternoon meeting and cocktail hour to a morning meeting with a barbeque. He expressed the wishes to keep the meeting brief, about 2 hours, and have all board members present at the barbeque afterwards should members have further questions. He then introduced Bill Zucca, President of Pierce Hall Community Center to speak with the community about the building. Bill spoke about the history of the building and the renovation work that was started in 2004 to bring the building back to its full glory, as a multi function facility - senior center, youth center, chamber music center, performance and meeting space. He asked if any people know of family or corporate foundations to help with the renovation work to please give it to Barbara Shenton and she will get it onto the Pierce Hall Board. Mark came back to the floor to introduce new homeowners but none were present. He then had the Board introduce themselves and had all homeowners present in the audience briefly introduce themselves as well.

Approval of 2008 Annual GHOA Meeting Minutes - The minutes sent out to the owners last fall were approved as published.

Election of three Board Members, There were no nominations from the floor so, Mark asked members to vote for 3 board members, each to serve a term of two years. All nominations were approved; Deanna Campbell was elected to the Board; Norm Christiansen and Michael Schlenker were approved to continue to serve on the Board.

Officer and Committee Reports

Cooperative Water System – Val Zemelman presented a printed report, which will follow this meeting report and discussed the condition of the water system and what improvements he saw fit to have done during his tenure as water chair. He also addressed the need for homeowners to test the water on a regular basis as many homes are not used regularly and bacteria can form in filter systems and in stagnant water. He addressed the need for complying with the state and community regulations when thinking of

drilling on ones property and to review the maps available. He also surrendered his term, of which he has completed 1 year, to Nick King to take over the water chair.

Sewer System – Paul Gillis presented a printed report, which follows this meeting report and talked about the leach fields and the need to preserve and maintain them with pumping of individual septic systems every 3 years. It is imperative to replace old metal tanks with ones that comply with current septic standards. Home owner and past board member, John Eddy spoke about the failed septic tank situation he had and that Paul, Mark and Frank helped him work it out and asked that the members remember that all of the Board is run by volunteers and expressed his thanks to everyone. Frank asked that some of the homes that are delinquent for pumping please take action as soon as possible.

Common Lands – Norm Christiansen spoke about all the new elements at the pond; the new signage around it, the newly installed fire hydrant, the new intake section on the north end and the 100 trout that were added to the pond in the spring. The dock in the middle of the pond needs to have many planks replaced, which will be done in the wintertime. He asked to please use the dock with caution. An owner question about using the pond in the winter for ice-skating was brought up and discussed. To keep the ice in good shape for an extended time is difficult, but it was agreed that during the holiday weeks of late December through New Years efforts would be made to have the ice cleared for owner use. It was also mentioned that the school skate park was flooded in the winter for ice skating.

Hiking Trails – With the wet summer we had, Mark was unable to complete as much trail work as he had wanted to on the new loop he is creating south of the tennis courts. 85% of it is done at this time, but he will have to wait until next year to complete the loop, which runs from the tennis court parking lot to Maple Hill.

Architectural Review Board – Mark, as the chair of the ARB, asked homeowners to file forms for board approval for all exterior projects – decking, painting, tree removal, etc. The ARB will work as quickly as possible to approve forms submitted.

Tennis - Deanna presented the following written report for the members present. The work we had done on the tennis courts last year has held up nicely. More than 200 feet of cracks were repaired with a technique called Armor Guard.

Unfortunately more cracks have appeared on our courts, which is to be expected. † She recently had an expert visit and evaluate the courts. The condition and life expectancy of tennis courts are determined by: age, cold environment and poor drainage. We have all three conditions! The life expectancy of a tennis court is 20-30 years, and we should expect that new cracks would occur on 5-10% of the surface each year. Our courts are now 22 years old; the tennis courts were built in 1987.

The representative from the company that cares for our courts noted that the best way to keep new cracks from enlarging is to fill them with a simple silicone product. We will regularly fill new cracks with silicone and save our maintenance fees from year to year in order to build up a tennis court replacement fund. The cost of rebuilding a tennis court at present is \$50,000-\$70,000. We presently have \$10,000 in our account, and we receive about \$2000-2500 yearly from the tennis assessment fees. Deanna would like to create a reserve fund to start saving for a major renovation of the courts. If you visit the courts you will notice that they really look good. Maybe their life will be longer but we still need to plan for the future. The life of courts are 20 –30 years.

Upper Sparrow Hawk Road (private road) – Frank Campbell reported on the meeting held earlier today. Their assessment will remain the same as last years and they have entered a multi-year contract for their plowing.

GHOA Website – Norm would like to update the site to be a friendlier content managed site. He will work on this in the next few months and appreciates any feedback members have to give him.

Secretary's report – Barbara reported that the office is open on Wednesday mornings for members to contact Caroline Meagher and to use the website to aid in their needs and questions. There will be an update to the stationery design to reflect the design of the website.

Treasurer's report – Michael discussed the reports that were sent to owners on the budget for the past fiscal year and the proposed budget for 2010. Assessments would remain at their current levels for the next year, \$400 for lots with homes and \$40 for lots. The budget for 2010 will be increased to \$41,000 and expense details will be updated as he works with the chairs of the other committees.

Membership vote on Proposal for FY 2010 Budget - The budget was approved on the proxies and approved by voice vote of members present.

New Business

Member proposal - Dick Weden proposed having plaques placed on Adirondack chairs to thank Marcia Holroyd, Erik Nordin and Val Zemelman for their many years of dedicated service on the Great Hawk board and placed by the pond for common use.

Taxes – Several owners have commented on our taxes and how high they are. “Unfortunately” our homes are valued at higher levels than other homes in the town, because of the desirability of our homes, locations and the general quality of our community, and it makes our taxes higher. The other part of the town taxes is the school budget and is something we cannot alter. We will be having re-assessments of homes in the next 18th months which may or may not change our rates. The town constable has begun patrolling our roads on a regular basis as they do on other town roads.

Playground – The floor was open to discuss the pros, cons and legal issues for installing a play structure just beyond the tennis parking area. A homeowner has offered to cover a large portion of the expense to purchase the structure and several other owners pledged money as well. When the discussion was finished a vote was taken to proceed with the installation. Norm will make sure the ground is properly prepared before we have the structure installed in the spring of 2010.

Meeting Adjournment – The meeting adjourned at 12:20 pm. Members present then moved onto the Pumpkin Patch for the barbeque reception.

Annual Report on Water System for GHOA Meeting 8/22/09

In our work on Water System we have been pursuing 3 goals: Safety, Reliability and Cost. This Report describes how all of these goals were addressed during the period of 1997 through 2009.

Each year we have a significant turnover of GHOA homeowners, and this report includes 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 one well equipped with a submersible pump, pressure tank (a buffer to reduce variations of water pressure), electrical switches controlling pressure in the system and pipes supplying water 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. Each home but a control house 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 too many homes connected to one well (average of 3.3 homes), incredibly long water pipes and countless valves: 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 (average of 2.4 homes per well). We also have shortened water lines by several thousand feet. Currently we have 4 sub-systems supplying water to 4 homes, 9 sub-systems with 3 homes, 9 sub-systems connected to 2 homes and 6 sub-systems with 1 home.

Water analyses. We must have safe to drink water in the wells. Once a year samples of water should be taken from each of 28 sub-systems for bacteriological analysis. Since water cannot be taken from the wells directly, one house per sub-system (usually a control house) is being selected for sampling. If the analysis indicated presence of Total coli-form bacteria (or E-coli) the water is considered un-drinkable without boiling. Jim Hybl (Hawk North) would 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. We cannot technically and financially afford

testing all of the houses on water safety. If you are concerned please boil water before drinking - that is a small price of living in the wilderness.

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. No modifications initiated by the owners of water or power lines are allowed without a written permission from a Dig Safe Services as well as from GHOA Board Committees. 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."

Forgetfulness, negligence or lack of knowledge about functioning of water equipment at the owners' homes resulted in repairs should be covered by the owners.

Considering that members of GHOA have different income we need to continue challenging the bills to further reduce costs.

2008-09 FY results.

In the 2008-09 FY we spent \$4,556 for Pumps' Power Supply, \$10,240 for Repair and Maintenance and \$3,034 for Improvement (mostly drilling new well, installing new pumps and pressure tanks). Total of \$17,830 or \$266 per house is below of the annual fees. Remaining balance today of \$17,967 should be sufficient until annual fees for 2009-10 FY will arrive. Unfortunately, two owners have not paid their dues for 3 years.

Planning for the Future:

Budget for 2009-2010 FY should not exceed the following: Maintenance, Electrical Charges for water pumps and Bacteriological Analysis of water has to be at about \$18,000 while Improvements will be at a negligible level (no more new drillings are planned in the near future). Considering the remaining balance of almost \$18 K, I am hopeful that our annual fees can be further reduced to \$300 with a total income of \$20,100.

Val Zemelman
Abdicated Water Tsar

Great Hawk Community Waste Water Collection System 2009 GHOA Annual Meeting

The Great Hawk Community Waste Water Collection System is one of our community utilities that makes mountain living possible for us, without it, it would be impossible for many of our homes to be located where they are.

The waste water collection systems currently services 30 homes. We have 3 separate collection systems (Martin/ Tarbett, Great Hawk, and Mountain Top) 4 leach fields, 5 pump stations, dozens of manholes and miles of sewer line.

As Sewer Chairperson, my number one priority it to protect the integrity of our community leach fields so they continue to service our waste water needs long into the future. Our effort to ensure individual septic tanks are cleaned every 3 years and old, failed tanks are replaced is the number one defense we can take to protect the leach fields. Your cooperation in helping us maintain the system is vital to protecting the heath of our fields.

During the past year we continued to maintain the system by regularly cleaning the filter system and followed our scheduled inspections. Fortunately we do not have any pressing issues with our infrastructure other than a few small improvements that are slated for 2009-2010. This year we plan to install a wireless alarm system on one of our lower pump stations, clean out and install channels in a few of our manholes and repair/replace the dousing system connected to the Martin Tarbett leach field. None of these issues pose a threat to our systems but would allow it to run more smoothly.

I would like to thank Frank Campbell, Michael Sclenker, Norm Christiansen and Mark Kassop for their help throughout the year. Frank puts in a lot of time and effort in keeping track of the septic tank cleaning schedule. If you receive a letter from Frank reminding you to clean your septic tank, please comply and remember to return a copy of the invoice to him for our records. Michael keeps track of the finances throughout the year and lets me know how much or how little I have to spend. Norm stands in for me at the annual inspections as my current residence, outside of Toronto Ontario, prohibits me from personally attending and Mark for his continued support and guidance.

Paul Gillis, Great Hawk Sewer Chairperson