



www.greathawk.org

GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2012

Board of Directors

Office	Name	Term Ends
President	Mark Kassop	2013
Vice President	Norm Christiansen	2013
Treasurer	Michael Schlenker	2013
Secretary	Barbara Shenton	2014
Other	Paul Gillis	2014
Other	Deanna Campbell	2013
Other	Nick King	2014

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

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

©2012 Great Hawk Owners' Association, Inc.

Message from

GHOA President Mark Kassop

Irene+1: A year gives us a different perspective on the events that followed Tropical Storm Irene's visit to Rochester, VT. Great Hawk was lucky. We had two homes in the entire community that suffered external damage (mostly erosion), but the White River Valley was one of the most hard-hit areas in the state. The town of Rochester was not as lucky and workers are still demolishing and reinforcing buildings, constructing new tennis courts to replace the ones that were washed away, planning a new permanent bridge to connect routes 73 and 100, etc. As I begin writing this newsletter on August 26, the Governor of Vermont will be visiting the town later today as part of the community's commemoration of the tropical storm that will be highlighted by a pot luck dinner, exhibits, local music, and stories of "Irene Experiences." Thus, when we look back on the storm, we will probably remember the resilience of our Vermont neighbors and the bonding experiences that took place within Great Hawk, Rochester, and Vermont that enabled us to overcome the damage and heartaches produced by this unusual storm.

For one last time, I would like to thank "four Great Hawk Board" members (Deanna and Frank Campbell, Norm Christiansen, Paul Gillis, and Barbara Shenton) and their family members, who were trapped – what a nice place to be trapped in the community for a week. All of these people worked tirelessly to keep everyone in the community informed and to take care of all storm related emergency matters.

One of the "advantages" of being hit by Irene is that we were not able to do some of the yearly maintenance in the community that we would normally do and pay for. The community is in very good shape and we have money in our accounts that we did not expect to find there. As a result, you will see that each of our assessments is lower than they have been in several years. The work that was missed is being done late, but it is being done and we are up to snuff with respect to fulfilling requirements set by outside agencies, such as the State of Vermont.

At the annual meeting each of the Board members who were up for reelection was reelected. We have had a very stable Board for a number of years now. They knowledgeably take care of our community water systems and septic systems, our office in town, our tennis courts and our common land, as well as the budget that makes all of these responsibilities work effectively. I have always been aware of the efforts made by Board members on our behalf. Working with this dedicated group of people (Norm Christiansen, our VP and Common Lands Chair; Michael Schlenker, our Treasurer; Barbara Shenton, our Secretary, Paul Gillis, our Community Septic system



Chair; Nick King, our Water Chair, and Deanna Campbell, our Tennis Chair, I have come to understand the time, the effort and the love that these individuals give to help care for our community. When you have the opportunity, please thank the Board members, and Frank Campbell, the Chair of the Upper Sparrow Hawk Road Committee, as well. They are constantly working hard to maintain and upgrade our beautiful community.

I look forward to my 6th year as the President of GHOA. 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, 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 web site: <http://www.greathawk.org>).

**ENJOY OUR BEAUTIFUL,
SERENE MOUNTAIN
COMMUNITY TO ITS FULLEST!**



Dogs @ Great Hawk:

We have received numerous, justifiable complaints from Great Hawk homeowners throughout the year that have focused on dogs barking at all hours of the day and night. These dogs have woken people up in the morning and destroyed the tranquility of the mountain; a reason that many residents stay in their Hawk houses. It is against Great Hawk and Rochester policies to have dogs roaming freely and unattended in the community and unattended dogs that are left alone and consistently barking are against the policies. Great Hawk is dog friendly and we often see owners walking their dogs throughout the community, but dogs need to be good citizens and adhere to community standards. In addition, dogs running loose after snowstorms create unsafe conditions for themselves and drivers on icy, slippery

mountain roads. Thank you!

Noise @ Great Hawk: Speaking of barking dogs, we could also talk about howling coyotes (nothing that we can do about them – sorry!). However, we would be amiss if we did not mention human noises. Our resident guidelines including the following statement: “Radio, TV and stereo sound is to be confined within the dwelling and not to be heard beyond the dwelling.” Noise carries in the mountain and it is not unusual for us to hear telephone conversations, individuals talking to one another and numerous other noises emanating from our houses. Please “curb your enthusiasm” — good name for a television program and keep the noises coming from your homes to a minimum, particularly early in the morning and late at night.

**Driving
@ Great Hawk:**



Over the last several years we placed additional road signs at Great Hawk to try and ensure that drivers remember and adhere to the town speed limit, which is 30 mph on dirt roads. In addition, on Upper Sparrow Hawk Road, and near the playground, pond and tennis courts we would ask drivers to limit their speed to 20 mph. Please drive slowly through Great Hawk and be aware of others using the roads. Move to the right when approaching cars, children, pets and other pedestrians! During the winter, cars driving up the mountain have the right of way, and cars moving down the mountain should stop and move to the side, if possible. We have asked contractors to adhere to these speed limits, but it wouldn't hurt if you gave them a gentle reminder, too!

Architectural Review Board:

We rule on numerous home upgrade plans that go from putting a new roof on a house or painting the outside to major renovations that include adding one or more new rooms or redoing entire houses. We have been keeping area

construction crews quite busy even during these hard economic times.

The ARB responds quickly (usually 24-48 hours) to all requests and our responsibility, according to the Great Hawk By-Laws and Covenants is to try and maintain the style and character of the community, while keeping upgrades in materials in mind. The basic rule is: all work that is done on the outside of your home (i.e., the building, the trees or any other component of the exterior of your property) needs approval by the ARB. Almost everyone in the community knows what we are looking for and our approval rate of applications (find the application on the Great Hawk web site) has always been very high!

**Common Interest
Ownership Community:**

According to Vermont state laws, Great Hawk is a Common Interest Ownership community and legislation that pertains to our type of community changed as of 1/1/2012. The State has decided that many of the policies that apply to the town's Select Board and other governmental groups apply to us, as well. A major goal of the new legislation is to make our actions transparent. Barbara Shenton, Norm Christiansen and I attended several meetings to learn about these new policies and it seems as though we are already in conformity with most of them. This year we sent the membership more detailed budgets for each of our departments and we made Board meetings more accessible to members. Thus, agendas for our Board meetings (we tend to have only a few of these meetings a year and most of them are during the summer) have been posted on the Great Hawk website at least two weeks before a meeting is held. The minutes of those meetings were posted on the site, too, no later than two weeks after the meeting and they will be password protected, as the site is available for anyone to access. The password is **HawkMinutes**. If you want

to "attend" a board meeting via a conference call, you will need to notify the Board secretary at barbara@bshenton.com at least 72 hours before the start of the meeting for connection information. If you do not have access to a computer and you want any of the above information, you will need to contact Great Hawk at our town office (GHOA, P.O. Box 315, Rochester, VT 05767) and the agenda and/or minutes will be sent to you via snail mail and access to the meeting will be available by contacting the Board secretary by telephone at the GHOA office **802-767-3601**. This is a new process, which we implemented this year and it seems to be working effectively. If there are problems with the procedures, we will happily make modifications.

Eyes on the Road: As we have reminded members at the Annual Meeting, Great Hawk is an idyllic, private oasis in an often hectic world. Unfortunately, some of the ills of that outside world impact the tranquility of Great Hawk, too! During the last several years, we have experienced acts of vandalism within the community! Sheds have been broken into and bicycles have been stolen, and large amounts of firewood has been taken from various woodsheds. The State Troopers barracks is 30 miles away and Rochester's Law Enforcement vehicle is primarily concerned with speeders going through town. Thus, we are left largely to our own protection. Some of us have installed motion sensor lights aimed at wood piles and this may help. However, our best defense mechanism is our own eyes and ears. We all need to keep alert to potential vandals and report them to the State Troopers' barracks in South Royalton. Unfortunately, most of the vandalism seems to be occurring during the wee hours of the morning and our community was constructed in such a way that our homes are very private and not easily observed from the road or

from neighbor's homes. In addition, we have lots of "strangers" in the community (renters and people doing legitimate work), which complicates our efforts to maintain a totally safe community.

Cooperative Water Systems (CWS): Nick King

All homeowners are encouraged to consult the Cooperative Water Systems section of the GHOA website (<http://www.greathawk.org/>) for an overview of the CWS and a full listing of homeowner responsibilities. Homeowners are responsible for keeping all water-related equipment within their home and on their property in good working order, and for ensuring that property improvements do not adversely impact the CWS. While the GHOA annually tests each well for

households stockpile an absolute minimum of one gallon per person per day, for two weeks, or 14 gallons per person. If this sounds like a lot, contrast it with the fact that the average American uses in excess of 100 gallons of water every day.

While Irene may have been a 'hundred year storm,' it is worthwhile keeping in mind that Hawk is an isolated community, entirely dependent on electricity that is delivered through one power line, and serviced by a single highway. Anything can happen at any time. I now recommend that homeowners keep **at least 15 gallons of fresh water per person** on hand at all times."

Sewers: Frank Campbell

Reminder: Septic tanks pumped in 2007 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2012. Septic tanks pumped in 2009, in the Martin/Tarbett Sector are due for pumping and inspection in 2012. Reminder letters for those due in 2013 will be sent out by Frank soon. 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. Please e-mail me your questions at cfly4us@aol.com.

Sewers: Paul Gillis

I'm happy to report that all is well with our waste water collection systems.

Important Notice: The permit for the Great Hawk Collection System was renewed this year and there was a change in the permit requiring that all the septic tanks connected to the GH system have an effluent filter installed on the outflow side of the tank. Most of the newer plastic tanks should already have the filter installed and the cement tanks can be retrofitted with a filter. If you do not already have a filter it can be installed by the company that cleans your tank. How do you know if you have a filter or not? Well, unless you

Next Annual Meeting

Saturday, August 17, 2013

 **10 AM** 

Pierce Hall Community Center

South Main Street, Rochester, VT

water quality, this does not guarantee that the water in each home is drinkable, since additional contamination can occur within the home. Homeowners are encouraged to regularly test their own water, particularly after long periods in which the home is unoccupied. The GHOA will not reimburse for private water tests."

"In the past, I have recommended that all homeowners have at least five gallons of fresh water stored at their homes at all times, in case of a problem with the water system or an extended power outage (which will shut off the well pump). Given the recent experience with Hurricane Irene – during which many residents had little or no access to clean drinking water for weeks – I am revising this recommendation. Emergency preparedness experts recommend that

pull the cover off of your tank and check out the outflow side of your tank, the side were the pipe flows away from the house, and know what you are looking for, you probably don't know if you have a filter or not. I suggest that when you call to get your tank is cleaned, you say something along the lines of "While you are inspecting the tank, can you see if there is a outflow filter and if there isn't, can you please install one, it's required in our permit." Your property manager should be able to arrange this for you too.

Note that the filter is only required on the 21 homes currently connected to the Great Hawk System. The Martin Tarbot system and those homes with a private on-site system are not governed by the GH permit, however, it's not a bad idea to have this install on your tank anyway as your tank is your first and only line of defense in protecting the leach field that you are connected to.

Any metal septic tanks in the community should be replaced. They are rusted cans in the ground allowing ground water and soil to get into the leach field while allowing effluent to leach out. Seriously, if your field fails because of a metal tank, it will cost you tens of thousands of dollars and that is if you are able to rebuild the field. An ounce of prevention is worth a pound of cure.

Because of last years storm very little was accomplished on our "to do" list for 2011-2012. The Rt. 73/100 Bridge was out until late October and then our contractor was busy with more pressing issues, like helping to rebuild Rochester and the roads leading to it. Fortunately the both the Martin Tarbot and the Great Hawk Systems held up during deluge of rain and the emergency holding tanks that were installed 5 years ago for the D branch of the GH system held all of the effluence from that branch during the 6 day power outage following the storm. As soon as the power was restored our contractor received a call from the D Branch pump station's phone modem alerting them that there was a high effluent level alert. Upon my inspection of the system I could hear both pumps emptying the

emergency holding tanks. Everything worked accordingly and there was no breach of any kind in any of the systems from the storm.

One of the unexpected upsides of the storm is that financially we are doing very well this year as we didn't spend any money on improvements last year and our list of items to address are essentially the same as last year; a handful of small maintenance issues and the repair/replacement of the Martin Tarbot dousing system.

Common Land: Norm Christiansen

This fall and next spring we will be working on improving the pond. We will drain he pond and install a new standpipe for drainage. We will clean sides and bottom as well. In the field behind the tennis courts, a culvert drained water which randomly dispersed over a wide swath of the area, yielding soggy and useless land in the field. We dug a small brook behind the playground to channel the water down the hill to the woods. We have cut or removed a great amount of trees this year, some as a result of Irene. We continue to alert the understaffed Town Roads Dept. of the various inadequacies of our roads, managing to reduce the size of the gravel used, which cut many a tire. The Yellow loop trail that begins by the playground continues to be maintained (thanks Mark, Paul, and Frank). Please try it out if you haven't already.

Tennis- Deanna Campbell

The tennis season is winding down and we have started the work around the courts mentioned during the annual meeting. The curtain drains installed will hopefully extend the life of the courts. Additionally, the large cracks have been repaired with armor guard, which is guaranteed for 3 years and the smaller ones repaired by being filled with patch repair material. The town courts re-opened in mid-September. Rochester Recreation Department and residents have sent thank you e-mails to us for the use of the Great Hawk courts this summer, while the town courts were being rebuilt.

Welcome New Owners

Lot 19 - Michael and Kristine Kowalenko of Ashburnham, MA.



Office News

We are striving to communicate with members by e-mail. If you receive a copy of this via US Postal Service this means we need your e-mail address or the e-mail address on file is not up to date. Please notify us by e-mail at: ghoa@myfairpoint.net so we may update your information accordingly in our database. Thank you for keeping our mailing expenses down using this method for correspondence.

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.

We Want You!

Except for our paid administrative assistant Caroline Meagher, who works for a few hours once a week, Great Hawk Owners Association is operated by volunteers. Would you like to get more involved with helping the various Chairs or actually serving on the Board? The Board consists of 7 members with committees for the water system, sewer, architectural review board, tennis and common land. To ensure that our beautiful community continues, we need as many of you as possible to help; past Boards have helped preserve Great Hawk for all these years, it is up to us to keep it going. We welcome as much as you would care to do. E-mail Barbara Shenton, at barbara@bshenton.com if you would like to be more involved.



G R E A T H A W K
OWNERS' ASSOCIATION

GREAT HAWK OWNERS' ASSOCIATION 42nd ANNUAL MEMBERSHIP MEETING
Saturday, August 18, 2012 • Pierce Hall Community Center, Rochester, Vermont

Call to Order - GHOA President Mark Kassop called the meeting to order at 10:15 AM. He welcomed everyone and introduced all of the board present - Paul Gillis, Deanna Campbell, Nick King, Norm Christiansen, Michael Schlenker and Barbara Shenton. Next he had the audience introduce themselves; new owners introduced themselves first, then other owners. Proxies were counted with 00 by mail and 00 home/lot owners present for the meeting

Approval of 2011 Annual GHOA Meeting Minutes - The minutes were motioned and seconded to be approved as published and sent to ownership in October 2011 with the GHOA newsletter.

Election of Three Board Members With no nominations from the floor, there was a motion to nominate Paul Gillis, Nick King and Barbara Shenton each to serve a term of 2 years to 2014. The motion was seconded and Barbara as secretary cast her vote for all the nominations.

Officer and Committee Reports

Cooperative Water System - (Presentation by Nick): Since there is some turnover of homes on the mountain each year, I will start with a very brief overview of the GHOA CWS, before moving on to a report on the 2011-12 fiscal year.

The GHOA cooperative water system consists of 28 sub-systems, which supply water to a total of 67 homes. Between one and four homes are connected to each sub-system, which includes one well equipped with a submersible pump, a pressure tank (to reduce variations in water pressure), electrical switches controlling pressure in the system, and pipes supplying water to the homes. If several homes belong to one sub-system, the well is connected directly to a "control house," which supplies water to the rest of the homes in parallel, through an independent valve called a "curb-stop."

The current setup is the result of improvements to the original CWS, which was built in the 1970s. These improvements, accomplished through the hard work of my illustrious predecessor Val Zemelman, have reduced the number of homes connected to each well, shortened water lines, and thus reduced the amount and cost of maintenance. Nevertheless, the CWS is a complicated system that requires considerable annual maintenance.

For a full description of the CWS and a list of homeowner responsibilities, please consult the GHOA website.

In the preceding FY, we spent \$4700.44 on electricity, and \$7144.50 on maintenance and repairs. This represents a total of \$11,844.94, a substantial reduction from last year's expenses of \$38,637.20, and the lowest annual expenses in recent memory.

In May of 2012, we contracted with James Hybl, A Service Group LLC, to perform all maintenance and repair work on the CWS. For many years, Jim Hybl has worked with us as an employee of Hawk North and its predecessor, and he has developed a deep and extensive understanding of the CWS. He is a trusted associate, who has always provided impeccable advice and service, and works very hard to keep expenses low. We're very lucky to work with Jim.

For FY2012-13, I expect a moderate annual increase in electricity charges. I also expect our repairs and maintenance expenses to be higher, as last year we performed less work than usual.

Our major budgeted expense for FY2012-13 is repayment of a loan to the GHOA emergency fund. As you may recall, last year an unexpectedly large and complicated job that required drilling a new well drained the CWS savings, and we were forced to borrow \$20,000 from the GHOA emergency fund that Mark and Michael recently established. This required a one-time elevation of CWS annual dues to \$600 for FY 2011-12.

I am happy to report that we have replenished the CWS fund and expect us to have ample funds to cover expenses and repayment of the loan. For this reason, I am reducing dues back to the 2010-11 rate of \$300, or \$25/month, per home.

One final note. I normally recommend that homeowners stockpile at least five gallons of drinking water in their homes at all times. This is because pumps will not work during an extended power outage. Given the recent experience with Hurricane Irene – during which many residents had little or no access to clean drinking water for weeks – I may have been overly optimistic. Emergency preparedness experts recommend that households stockpile an absolute minimum of one gallon per person per day, for two weeks, or 14 gallons per person. This means

2 quarts of drinking water, and 2 quarts for food preparation, cleaning, and bathing, per day. If that sounds like plenty, contrast it with the fact that the average American uses in excess of 100 gallons of water every day.

While Irene may have been a 'hundred year storm,' it is worthwhile to keep in mind that Hawk is an isolated community, entirely dependent on electricity that is delivered through one power line, and serviced by a single highway. Anything can happen at any time. Every homeowner is free to decide how much fresh water to keep on hand. For my family of three, I plan on keeping at least 40-50 gallons in our basement at all times.

Sewer System - (Presentation by Paul): Our community has 31 homes that are connected to one of 3 collection systems, the Mountain Top system, Great Hawk system or the Martin Tarbot system. The collection systems consist of 6 pump stations, that we know of, dozens of manholes, and miles of underground collection lines. In a nutshell my job is to prudently manage the waste water collection systems for the benefit of the whole Great Hawk Community and to make sure we fulfill our requirements pertaining to the waste water permits.

I'll like to express my gratitude toward Frank Campbell for tracking the septic tank cleaning schedule, Michael Schlenker for keeping the finances in order, and Norm Christiansen for standing in for me when I physically can't be here at Great Hawk.

Our annual assessment will be \$450 again this year. Generally we run a fixed operating cost of around \$5,300 which includes electricity, a phone line to the D branch pump station, annual pumping and cleaning of the filtration system, our annual inspections and filing fees. Typically we have anywhere from \$5 -\$8 K in maintenance and/or capital improvements cost each year which leaves us with a little extra surplus of \$2-3K that is saved for larger projects down the road like replacing the Martin Tarbot dousing system, which is on our to do list.

None of the items on our "to do" list got done last year because of Irene. The upside is that financially we are doing well with about \$20K in the bank.

The systems held up well during Irene, operating flawlessly without power for 6 days, the emergency holding tanks from the D branch pump station held all of the effluence as designed and within minutes of the power being restored I received a call from our contractor saying that they received an auto call from the pump station with a high effluence warning. I inspected the station, reset the alarm and could hear the pump churning away.

The Great Hawk system's permit was renewed this year with a new requirement that we have effluent

filters installed on the out flow of septic tanks. As you get your tank cleaned, you should arrange to have the filter installed. It's a good idea to have this done even if you have an onsite system or connected to the Martin Tarbot system as your tank is your first and only line of defense for your leach field.

Speaking of Tanks... I can not stress this enough, if you have a metal tank, and there still may be a few out there on the private systems, you really should replace it. Also some of the cement tanks that have been in the ground for a long time should be closely inspected for cracking or deterioration when they are being cleaned. Other than that, our inspection went well and everything is running smoothly.

Common Lands - (Presentation by Norm): It's been a busy year repairing and cleaning up all the flood damage. This spring, there had to be an extra amount of trees and logs removed and there are still more to do. We had a successful chip-off this year. It was delayed a week by rain. Many owners participated and kept the workers busy for a full day. Chip-offs are every two years. We expect the next chip-off to be in late May or early June of 2014.

It has been a successful year for the pond. There has been the usual surface scum, some of which is the pine pollen brought on by the nearby trees). But most importantly, we have been able to stave off the submerged algae, despite a sunny summer. Every year we test the pond water for e-coli. This year we had another successful test, with a great reading of .0001, so it's safe for swimming.

The town has been doing a less than stellar job taking care of the roads since last fall's Irene damage. Unfortunately they have limited resources and staff. Regarding the large gravel, last October Barbara attended a selectboard meeting with samples of the large rocks from the gravel that was placed on Austin Hill Road and brought the issue to their attention. Since showing them the samples, selectman Marv Harvey has made a concerted effort to make sure gravel placed on the roads is smaller in size. There are still drainage problems but we have been speaking with selectman Larry Straus, who is also road commissioner and the road crew to fix these areas on our roads.

We plan to do a lot of things this fall that we had originally planned for the fall of 2011. That includes draining the pond and installing a new standpipe for better drainage (and possibly improve surface drainage). We will clean the muck and pine needles around the edges as well. We also plan to dig a trench behind the playground to make it a more river like environment rather than the spread out soggy field that it currently is.

GHOA Website (Presentation by Norm): On the greathawk.org website, you can find all our

documents from by-laws, covenants, past newsletters and maps to Board Meeting minutes and Agendas. There is also a Facebook page called "Great Hawk Kids Club" to try to connect the younger people of our community for playing tennis, etc. when they are here.

Hiking Trails (Presentation by Mark) – Mark spoke about the two loop trails in the community that he has been maintaining with Frank Campbell, Norm Christiansen, and Paul Gillis. Owners may get a copy of the map from the GHOA website or by contacting the GHOA office. The trails may be used for hiking, snowshoeing, cross-country skiing or mountain biking.

Architectural Review Board (ARB) (Presentation by Mark) – The ARB has received many applications for external home upgrades this year – which "flies in the face of" the occasionally heard "rural legend" that Great Hawk homes are not being maintained. Home upgrades of all types have occurred throughout the community in the last year, as has been the case in each of the five years that I have been Chair of the ARB. Roofs, walkways, trees (removal and planting), house additions and many other outside jobs continue to take place and this does not include all of the internal work that does not come to the direct attention of the ARB. The ARB, as always, wishes to remind members that according to our By-laws and Covenants, all work done on the outside of your home must be approved by the ARB and you must submit the ARB form with your application for work. The vast majority of the forms that are submitted are approved and most them are approved within 24-48 hours. Most Great Hawk residents know what our community's standards are and want to maintain the character of the community as they found it. As a result, by the time that ARB forms come to us, they reflect the standards of the community and our approval rates remain high. Thank you for your cooperation.

Tennis - (Presentation by Deanna) : Since last year, following Tropical Storm Irene, all of the cracks in the courts have significantly enlarged. After having the courts assessed by a tennis court maintenance expert, it was recommended to install curtain drains on the north and east sides of the courts. This will be done before winter. The courts have seen more use this summer thanks to the collaboration of Great Hawk and the Rochester Recreation Department. Rochester residents have been using the courts on Mondays and Thursdays from 5 - 7 PM until the town courts are rebuilt.

Upper Sparrow Hawk Road (private road) - (Presentation by Frank Campbell, USHR Chair): For the 4th year in a row the USHR owners have been able to reduce their assessments to maintain the upper road.

Secretary's Report - (Presentation by Barbara): Barbara spoke about the office hours of GHOA and asked to please keep the office up to date with your e-mail address. GHOA has been trying to use e-mail to

get word out to members more immediately and cost effectively. Barbara mentioned upcoming events in town for members to attend and enjoy.

Treasurer's Report - (Presentation by Michael): As all budget reports had been supplied to owners with their proxies, Michael asked if there were any questions now that more details were supplied. Members present at the meeting were able to get the GHOA Water Account budget report. Michael also said that a collection agency is being contacted for some of the higher assessments that have carried over for several years. The 2012/2013 budget was moved and approved by the membership present.

Membership Vote - Mark explained that a membership vote was required to schedule the 2013 Annual meeting on Saturday, August 17, due to our by laws. A motion was made from the floor to have the meeting date be the 17th and those present approved this change.

New Business: Mark spoke about the need to promote Great Hawk and to create more enhancements to attract people to the community. He has written a new welcome to the GHOA website to reflect this sentiment. Also along those lines, the board has decided to create a 9 hole disc golf course on the hiking trail by the playground. It will be developed by Mark, Paul and Norm. and will give owners another opportunity to enjoy our community with friends and neighbors.

Meeting Adjournment – The next meeting date was set for Saturday, August 17, 2013. Members present moved onto the Pumpkin Patch for the barbeque reception.