



GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2013



www.greathawk.org

Board of Directors

Office	Name	Term Ends
President	Mark Kassop	2014
Vice President	Norm Christiansen	2015
Treasurer	Michael Schlenker	2015
Secretary	Barbara Shenton	2014
Other	Paul Gillis	2014
Other	Deanna Campbell	2015
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 Barbara Shenton Carol Zeglen
Tennis	Deanna Campbell <i>John Eddy, Advisor</i>
Common Land	Norm Christiansen Michael Schlenker
Trails	Mark Kassop

GHOA General Information

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Administrative Assistant	Caroline Meagher
Website	www.greathawk.org
Webmaster	Norm Christiansen

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Message from GHOA President Mark Kassop

I opened our Annual Meeting on August 17th with the comment that this was a boring year at Great Hawk. I noted that boring can be something that is good. We had no hurricanes, floods, community-wide emergencies, or significant legal expenses. We did have a beautiful fall foliage season, some wonderful skiing and snowshoeing weather, a lush spring and summer and a very enjoyable Annual Meeting at Pierce Hall and the Pumpkin Patch. If that is boring, I'll take it every year! I was once told that all that a GHOA President had to do was smile a lot and shake hands. This was the first summer in the six years that I have been President where the previous sentence dominated my Great Hawk "responsibilities."

We live in a very special community. Numerous times during the summer I am told this by Great Hawk members, other Rochester citizens, workers who maintain our community and guests who spend some time living in our mountain aerie at different times of the year. We use our Great Hawk homes as a retreat to slow down the clock and get away from the hustle and bustle of everyday life. We use our homes to commune with nature. (It is so beautiful and basic to sit in our mountain homes and watch weather approach us, occur, and move on with the backdrop of green mountains all around us.) It is beautiful to see us pull together during emergencies (during the aftermath of Tropical Storm Irene, for example). It is nice to see us take the time to stop and chat with an old friend or a new acquaintance, to take the time to prepare food for a neighbor in pain, or to become involved in activities in town that

reflect our concern for others. I thank so many of you for making Great Hawk so special!

Six years as President of Great Hawk is a long time (a record, according to my friend, Jeff Steinkamp). A lot of things – good and bad – have happened during these years. To some extent this letter is a reflection that starts my 7th and final year as President of our Great Hawk community. It has always been interesting, and it has usually been fun. It has stretched my knowledge and areas of expertise. Most importantly, it has increased the number of my friends and it has deepened those relationships due to the experiences that we have shared. I always praise my fellow board members, which I will do again, in a moment, but being President has made



me much more familiar with our wonderful community members than I ever would have been if I had not been President. I have enjoyed meeting and working with all of you and I hope that our joint experiences have been as rewarding for you as they have been for me.

One of the things that MUST be stressed is that so much of what I have done for the community was not truly the result of my efforts. I have had the very good fortune of being surrounded by a group of Board members who have remained remarkably stable for these six, going on seven, years. They have invested a significant amount of their time and energies into making Great Hawk work for you and me. I am sure that when they came to Great Hawk, they did not expect to become experts on water and septic systems, pond maintenance, tennis court care, community finances and the myriad of other activities in which they engaged during these years. I am also sure that they did not expect to be on the forefront of our

community's response to devastating and isolating tropical storm and numerous other "crises" that Mother Nature had in store for us. Fortunately for me, each of the Board members (Norm Christiansen, Vice-President, Barbara Shenton, Secretary and ARB member, Michael Schlenker, Treasurer, Nick King, Water System, Paul Gillis, Septic Chair, and Deanna Campbell, Tennis and ARB) have become very good friends. We (and Frank Campbell, Upper Sparrow Hawk Road Chair and member of the Septic Committee, and Carol Zeglan, ARB) worked as a team and we have derived a lot of pleasure helping our community run effectively over these years. There is no way – no way at all – that I could have governed the community for each of these years without this group of fun-loving, hard working, intelligent and outspoken community members who were ALWAYS ready to do what was necessary to maintain and improve our community. THANK YOU!!!

As noted last year, one of the "advantages" of being hit by TS 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. This year I can say, one of the "advantages" of being hit by a major ts is that we were not able to do some of the yearly maintenance in the community that we normally do and pay for. However, we were able to do the things that we MUST do by law and other "must do" projects, but less important maintenance has had to wait until after our fiscal year was completed. Let it be known that our community is in excellent physical shape and that we have more money in our accounts than we had expected. As a result, you will see that each of our assessments is lower than they have been in several years and that we are financially prepared for any problems that may occur and we are up to snuff with respect to fulfilling required maintenance set by outside agencies, such as the State of Vermont.

Thus, moving into my final year as GHOA President, I can comfortably and assuredly indicate that we are in excellent fiscal and physical shape. I have appointed a committee of Board members to name a new GHOA President, who will take office at the end of next summer's annual meeting. Many of the members of the current Board would make a wonderful President for the community

and there are many non-Board members who would do a wonderful job, too! We will make sure that whoever is chosen as the President receives all of the guidance and support that is necessary for them to fulfill their Presidential responsibilities.

Two final comments: 1. It has been a pleasure being your President for 6+ years. As I tried to indicate in the preceding paragraphs, Great Hawk is a wonderful and unique community and there are wonderful people who live all over the community. It has been my good fortune to work with many of you over these years. 2. As Board members know better than others, being the President and being a Board member are very time consuming activities. I, once again, thank all of the Board members for the many hours and days that they have devoted to caring for the community that we all love. Working with this dedicated group of people, I have come to understand their talent and dedication for our community. I try to thank them as often as I can and when you have the opportunity, please thank them, too! I would also like to thank my wife, Donna, who knows how much I have enjoyed my Presidency and who has given me the time and support that was needed to fulfill my presidential responsibilities. THANK YOU!!

I look forward to my 7th 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

Since I became the Great Hawk President I have fielded a never ending list of justifiable complaints from Great Hawk homeowners concerning dogs barking late at night, early in the morning and all day. I am a dog-loving individual, but I, too, have been woken early in the morning by dogs barking or listened to dogs barking at night when I would like to go to sleep. (Not much that we can do

about the coyotes – sorry!!) So many of us (maybe all of us) come to the mountain for the tranquility that exists up here and we are dismayed when that tranquility is marred by barking dogs. It is against Great Hawk and Rochester policies to have dogs roaming freely and unattended in the community and constant barking is against these policies, too! 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, steep mountain roads. Thank you!

Noise @ Great Hawk:

Speaking of barking dogs, we should also mention noises made by members of and visitors to the community. Our resident guidelines include the following statement: "Radio, TV and stereo sound is to be confined within the dwelling and not to be heard beyond the dwelling." For some reason 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 from your homes to a minimum, particularly in the morning, evening and night.

Vandalism & Litter @ Great Hawk:

Vandalism: 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. We receive many comments and complaints about litter along the side of our roads and even on our properties. Although some community members seem to believe that the litter that they find on or near their property is unique to their home and surroundings, it is not. We find beer cans and other trash in numerous parts of our community on a fairly frequent basis. We know that Board members and other community members who walk around the mountain often – sometimes regularly – retrieve litter and throw it in

with their garbage. These same individuals often walk through the community and pull invasive plant species out of the ground before they crowd out all of our beautiful wildflowers. We believe that a lot of the litter is from visitors who come to the community with a purpose – working on homes, but some of the litter is due to adolescent and young adult “joy rides” through the community.

On a more serious note, during the last several years, we have had sheds broken into, bicycles stolen and large amounts of firewood has been stolen from homeowners’ woodsheds.

There really are no law enforcement agents in the area and we are left to “keep an eye” on our community, but we cannot protect your house from this all-to-common problem. If you see individuals trespassing, or littering, please say something to them or bring it to the attention of the Board members. In addition, if you are aware of vandalism at your house or another community house, please contact the State Troopers barracks in South Royalton, town hall in Rochester and the GHOA Board. Our Great Hawk homes are intentionally secluded, which affords us lots of privacy. But, it is that seclusion that makes it easy for vandals to trespass, litter, steal firewood, etc. Board members are not responsible for patrolling the neighborhood as “law enforcement agents.” We need the help of all community members to curtail these undesirable activities at Great Hawk.

Driving @ Great Hawk:

Over the last several years we have placed additional road signs around Great Hawk to try and ensure that drivers remember and adhere to the town speed limit, which is 30 miles per hour 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. Remember, our roads are also our “sidewalks.” It is quite common for children, dog walkers, and other community members to walk along our roads. Please drive slowly through Great Hawk and be aware of others using the roads. Move to the right and slow



down when approaching cars, children, pets and other pedestrians. After TS Irene, the town came up to Great Hawk and deepened and widened the drainage ditches on the side of our roads. However, these ditches acted to narrow our roads and make them somewhat hazardous during the winter when the roads are snow-covered and the ditches are not visible. Please note that 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 little reminder, too! In addition, we have been notified by the town that we will be given new reflective street signs for all of the roads in the community to comply with federal regulations. We have

a conference call – I can’t imagine why you would want to do that and no one has chosen to do that – please notify the Great Hawk secretary at Barbara@bshenton.com or at GHOA, P.O. Box 315, Rochester, VT 05767 at least 72 hours before the start of the meeting for connection information.

Architectural Review Board (ARB):

We rule on numerous home upgrade plans that go from putting a new roof on a house or staining the outside to major renovations that include adding one or more new rooms or redoing entire houses. We kept area construction workers busy even during the economic downturn of recent years. 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 to be approved 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!

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 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.



Next Annual Meeting

Saturday, August 23, 2014

 10 AM

Pierce Hall Community Center

South Main Street, Rochester, VT

Reception: Pumpkin Patch B&B

made suggestions about the design of these signs and we hope that the town listens to our suggestions to make the signs unique for the Great Hawk community.

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. These policy changes have, for example, led us to send you more complete financial statements the last few years and to post the agenda for our Board meetings and the minutes of those meetings on our Great Hawk web site. The minutes are password protected (Hawkm i nutes). If you want to “attend” a board meeting via

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 TS 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 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 2008 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2013 (due every 5 years). Septic tanks pumped in 2010, in the Martin/Tarbett Sector are due for pumping and inspection in 2013 (due every 3 years). Reminder letters (or e-mails) for those due in 2014 will be sent out by Frank. 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 cfl4us@aol.com.

Sewers: Paul Gillis

Hello Great Hawk, I am happy to report that all is well with the state of the Great Hawk’s community waste water collection systems. We haven’t had any significant issues over the past year and the few issues we have had were not a threat to the system. Currently we have \$25K in the bank. The large project I am

trying to complete this year is to replace the dousing system on the Martin Tarbett field. The Martin Tarbett system has two leach fields and the dousing system will allow us to alternate use between the two fields.

Septic Tank Outflow Filters:

As of last year our renewed waste water permit for the Great Hawk Collection System requires that all septic tanks connected to the system have an effluent filter installed on the out flow side of the tank. If you do not have a filter you must have one installed when your tank is cleaned. I realize many of you aren’t sure if you have a filter or not so when you arrange to have your tank serviced tell the company that filters are required and ask them to install a filter if you don’t already have one. If you aren’t connected to the Great Hawk system, either you are on the Mountain top, Martin Tarbett systems or you have your own leach field, I still recommend you have a filter installed. It is cheap insurance that can ensure your septic system works properly for years to come.

Septic Tanks:

I cannot stress enough the importance of making sure your septic tank is in good condition. If you have a metal tank please have it replaced. The metal tanks in the ground are sure to be rusted out and allow water and sediment to infiltrate the system while allowing effluence to leach, causing a threat to our water supply. Concrete tanks, although better than metal, can deteriorate after time. Frequently the baffles on the outflow side rust off allowing debris to enter the collection system.

If you do have your own private leach field you should be very diligent about maintaining your tank and field as the cost of a failure is very expensive to remediate. Cheers, Paul Gillis, Sewer Chair.

Common Land: Norm Christiansen

The chip-off for 2014 will be in the first 2 weeks of June. Please place brush no thicker than 3 inches by the side of the road. Please try not to put it out too early in the season.

Tennis- Deanna Campbell

Great Hawk Resident John Eddy has recently shown an interest in the tennis club. He has been helpful by discussing the condition of the tennis courts with me, and making suggestions about

keeping them in good condition for the tennis club members. John has also made contact with several people to do some minor projects. He has even volunteered to do some work around the courts and I am grateful for his interest. We welcome others who may want to volunteer their time for the tennis club or other committees of GHOA.

I have contacted a company to visit here and give me an estimate of resurfacing the courts. At this time, I am just researching this approach. Perhaps it will be a more cost efficient way to extend the life of the courts.

Condolences

Condolences to past GHOA President Erik Nordin and his family on the passing of his wife, Carolyn. Also condolences to Veronica Cowie and her family on the passing of her husband, Gordon.

Congratulations

The Kowalenkos - Michael, Kristine and Natasha - welcomed a baby girl, Lachlan Grace Michaelovna Kowalenko on Sept. 4, 2013. Michael reports, “Important stats, 7 lbs 10 ounces, 20 inches long, lots of hair, green to grey eyes and cute as a button (if I do say so myself).”

Welcome New Owners

Dean and Jennifer Wojcik, Lot 11, of Salem, CT and Anjanette Lamak, Lot 10, formerly of Ripton, VT.

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 by providing your e-mail address for us to send you GHOA correspondence.

ASSESSMENTS ARE DUE

NOVEMBER 1st.

Send them to

Audrey Turk’s Office

not the GHOA PO Box.

Thank you.



GREAT HAWK OWNERS' ASSOCIATION 43rd ANNUAL MEMBERSHIP MEETING
Saturday, August 17, 2013 • Pierce Hall Community Center, Rochester, Vermont

Call to Order - GHOA President Mark Kassop called the meeting to order at 10:20 AM. He welcomed everyone and introduced all of the Board members present - Paul Gillis, Deanna Campbell, Nick King, Norm Christiansen, Michael Schlenker and Barbara Shenton. He said the news would be “boring” this year – no hurricanes, lawsuits, other tenuous events – so the reports on the community would be brief. Mark spoke about some members of the community that were not present - past Water Chair Val Zemelman; Michael and Heidi Kruse and their dog Fritzzi’s recent encounter with a rabid raccoon; past Board Chair Erik Nordin and the death of his wife Carolyn – and mentioned Jeff Steinkamp’s recovery from a ski accident and the upcoming birth of the Kowalenko’s 2nd child in September. Next he had the audience introduce themselves; new owners introduced themselves first, then other owners. Proxies were counted with 39 by mail and 23 home/lot owners present for the meeting

Approval of 2012 Annual GHOA Meeting Minutes - The minutes were motioned and seconded to be approved as published and sent to ownership in October 2012 with the GHOA newsletter.

Election of Three Board Members With no nominations from the floor, there was a motion to nominate Deanna Campbell, Norm Christiansen, and Michael Schlenker each to serve a term of 2 years to 2015. The motion was seconded and Barbara as secretary cast her vote for all the nominations.

Opening Remarks: (Presentation by Mark):
Common Interest Ownership Community: Two significant things have been done to comply with the new state laws that emphasize

transparency: the board has made their meetings open and we have provided much more comprehensive budget reports.

Driving: Mark asked that owners watch their driving speed and watch for ditches. Roads have had a lot of work done on them but there have been at least 17 flat tires experienced by owners over the last year or 2 since the gravel of varying grades has been put on the roads.

Noise: Mark commented that sound carries in our mountains. He asked owners to please watch the levels of music and sound coming from your home. Also please keep dog barking to a minimum and try not to disturb neighbors at early and late hours.

Vandalism: Mark reported that unfortunately wood continues to be stolen from homes in the community. Recently it happened to a full time resident who was woken in the night, but was able to scare off the thieves. Without much law enforcement in the area, it is hard to follow through for these actions. Mark asked that owners please make sure to notify a Board member of any vandalism and the State Police.

Other News: Jim Hybl has been placed on retainer to help with the water system, having had years of experience with the water system because of his work with Hawk North and as a general contractor.

Officer and Committee Reports

Sewer System - (Presentation by Paul): There have been no major problems this year for the 3 separate systems within the community system. There is \$25,000 in the budget, so there will be replacement work done in 2 of the systems that will run about \$15,000. Paul thanked member Frank Campbell for his work reminding owners to have their septic tanks pumped on a regular

basis. He recommended that owners with metal tanks have them replaced with plastic ones.

Cooperative Water System - (Presentation by Nick): Since there is some turnover of homes on the mountain each year, Nick started with a very brief overview of the GHOA CWS, before moving on to a report on the 2012-13 fiscal year.

Overview of the GHOA CWS - 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 Nick's 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.

FY 2012-13 results: In the preceding FY, we spent \$6922.76 on electricity, \$13,511.43 on maintenance and repairs, and \$10,000 repaying the loan to the GHOA emergency fund. This represents a total of \$30,435.19, an increase on last year's expenses of 11,844.94, which was an unusually low year. Half of that increase was due to the loan repayment; the remainder was due to higher but not unusual repair and maintenance expenses, and an almost 50% increase on electricity expenses.

For FY2013-14, Nick expects a moderate annual increase in electricity charges, and equal or lower repair and maintenance expenses. Nick noted that we are very fortunate to be working with Jim Hybl, who provides reliable, timely service at extremely fair and reasonable rates. We will also be required to repay the remainder of the loan to the GHOA emergency fund. Nick is happy to report that the CWS fund has been replenished and in carries a modest surplus. For this reason, dues have been reduced from \$300 to \$200, or \$17/month, per home.

Common Lands - (Presentation by Norm): As there were several new owners at the meeting, Norm mentioned that they get a house sign courtesy of the Association and he asked the new owners present to speak to him after the meeting about getting their signs done. The pond water was lowered in the fall in anticipation of having a standpipe installed. Unfortunately the 2 contractors he had contacted to do the job during the winter were unable to get the job done. The pond water will be lowered this fall so that the silt traps around the pond can be dug out and some edging work will be done to keep grass, which makes algae, out of the pond and keep it cleaner. Signage will be replaced with road signs that will be up to the State DOT standards. Norm is working with the town Road Commissioner on this project. There will be a chip off on in the spring of 2014. Branches should not be larger than 3 inches in diameter and placed near the side of the road. Please don't put the branches out too early in the season.

Trail Report - (Presentation by Mark): The hiking trails at Great Hawk are maintained by Mark during the summer, when he is in residence. As always, there were a lot of blow-downs in the woods and it took a considerable effort to restore the trails, but they are ready for hiking, snowshoeing, and X-country skiing. The area behind the pond continues to be wet and swampy in the summer. He recommends hiking the lower trail that starts by the playground in the summer. Mark also thanked resident Mahar Sperling for

taking on some trail maintenance as part of his community service project for school, this past spring.

Architectural Review Board (Presentation by Mark): Most of our members comply with the requirements imposed by the community's By-Laws. Any work that is done outside of a house needs to receive approval. This includes both construction work and removal or trimming (vista cuts) of trees. Almost all requests are approved because most residents know the policies and how to follow them. There are copies of the ARB forms available on the Great Hawk site.

Tennis - (Presentation by Deanna) :The plan 3 years ago to stop spending on filling cracks by using Armor Guard. did work well on the cracks that were repaired, however she did not expect the appearance of newly formed cracks over the winter. The plan included saving money to use for the future, when new courts would need to be built, probably costing \$40-\$50,000 each. That seemed like a good idea, and we were adding money to the tennis balance, but TS Irene changed this plan due to the damage incurred to the courts at that time. From the assessment at that time the decision was made to spend money on installing curtain drains, which were done last fall. This year a new culvert drain was added to the North side of the courts to help with water drainage.

Upper Sparrow Hawk Road (private road) - (Presentation by Frank Campbell, USHR Chair): The Upper Sparrow Hawk home owners met for their regularly scheduled annual meeting prior to the meeting for the entire community to discuss matters that apply specifically to the residents with property and/or homes on this 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. Please visit the GHOA website for more information and forms.

Treasurer's Report - (Presentation by Michael): Treasurer's Report – Michael Schlenker started by

reporting that while the finances are in good shape, we are owed \$20,000 in back assessments from several owners. In the past we tried to collect these funds with penalties at 40% but that does not hold up well in court, so if assessments remain delinquent for a period of 30 days the assessment will bear simple interest at the rate of 1% per month from the due date. The full policy change will be sent with this year's assessment bills. Next he turned to his report which owners received with their proxy mailing to review items listed and moved that the budget be approved as presented.

Budget Approval: The 2013-2014 budget received a motion to approve and was passed.

New Business (Presentation by Mark): There are a number of homes up for the sale in the community. We would like to promote the community as much as possible and would appreciate photos being shared on the Great Hawk website. A member suggested adding more of the cultural organizations in the area.

Additional Items: Internet services in the community are limited and a number of new owners have not been able to get service. A committee is being formed to investigate other services like Comcast, which currently is not in the community.

Mark informed the audience that after 2014, he would no longer serve as President. He is willing to stay on the board but a new President will be appointed.

Meeting Adjournment – The next meeting date was set for Saturday, August 23, 2014. Members present moved onto the Pumpkin Patch for the barbeque reception.