



GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2014



www.greathawk.org

Board of Directors

Office	Name	Term Ends
President	Norm Christiansen	2015
Vice President	Greg Holness	2015
Treasurer	Joe Brooks	2015
Secretary	Barbara Shenton	2016
Other	Paul Gillis	2016
Other	Deanna Campbell	2015
Other	Nick King	2016

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 John Eddy, Advisor
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

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Message from GHOA President Norm Christiansen

After enjoying a quick but beautiful summer, we had a spectacularly vivid fall season, maybe the best in recent memory. But as the colors of the leaves change, so does Great Hawk.

We will surely miss a couple of long time residents who will be moving onward this year. Hans Breu has moved out of his house to join his wife Connie in a home in Middlebury. They both have been integral members of Great Hawk since its inception in the early seventies, and have volunteered as board members for many years. Like no other, Hans appreciated and enjoyed the the aesthetics of this area: the tranquil woods, the mountains, the pond, the seasons, and the architecture. We hope they find more years of happiness in Middlebury.

Other long time residents, John and Armonia Eddy, have sold their house this fall. We will miss them and all that they brought to Great Hawk. Great Hawk has many people who show the good, kind, refined, low-key but diplomatic spirit of our community toward the town and beyond. John and Armonia were the shining prototypes of that. They have written a short piece in this newsletter about their time here.

A few spots on our board of directors have vacated as well. Mark Kassop, after a successful 7-year regime which is the longest in Great Hawk history, is stepping down as



Mark Kassop, serving his last year as GHOA President, was presented with these signs by Vice President, Norm Christiansen at the August 23, 2014 Annual Meeting on behalf of the entire Great Hawk community and Board. These signs will be placed at the trail heads of the upper and lower trails in honor of Mark's years of service to Great Hawk.



Resurfacing and painting of the Great Hawk tennis courts took place in early September 2014.

President. He set the tone for the whole community with his accessibility, friendliness, thoughtfulness, punctuality, and problem-solving ability. The board is fortunate to be able to retain him as an "honorary" board member. Sort of like the wise bearded sage on the hill in a (nice) cave. I have learned much from him, and I wouldn't be ready for the presidency otherwise.

We will miss the thorough and meticulous services of eagle-eye Michael Schlenker, who spent years dedicated to doing the thankless job as treasurer. Now he has a bit more time to get back to his family and work. Michael worked many years with Mark and the board painstakingly getting Great Hawk affairs in order to make this a financially sound and smooth running homeowners association.

Great Hawk welcomes two new board members: Treasurer Joe Brooks and V.P. (only one step away from the oval office) Greg Holness. We thank them and their families for volunteering their time and expertise. Already they have been immeasurably helpful.

As your new president, I cannot hope to be as oratorical as Mark the professor of 40+ years, but I intend to maintain the success that he has established, as well as keeping Great Hawk an idyllic, peaceful, and friendly place that was originally intended. We are all up here for that reason.

I am happy to listen and address any concerns and problems you may have, and hopefully we can find a way to solve them. I can be reached at norm@tfish.net or 802-767-9320.

Architectural Review Board (ARB) - Mark Kassop:

The Great Hawk Architectural Review Board rules 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 are concerned with the color of stains that are used, the type of roofing on houses and the color of the roofing. We believe that trees are an important part of our community's identity, but we know that trees hanging over your house are potentially dangerous and may lead to unsightly damage to your roof. We also know that many homeowners have

spectacular views of the nearby mountains and valleys and want to maintain those views with vista cuts. However, we are strongly opposed to the clear-cutting of trees.

We kept area construction workers busy even during the economic downturn of recent years. Our houses are not new and we encourage community residents to upgrade the inside and outside of their homes. 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!

ASSESSMENTS ARE DUE

NOVEMBER 1st.

**Send them to
Audrey Turk's Office
not the GHOA PO Box.**

Thank you.

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.

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 2009 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2014 (due every 5 years). Septic tanks pumped in 2011, in the Martin/Tarbett Sector are due for pumping and inspection in 2014 (due every 3 years). Reminder letters (or e-mails) for those due in 2015 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 cfly4us@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.

Common Land: Norm Christiansen

We had a successful 2014 chip-off this spring. Next chip-off is Spring 2016.

We have established a pond committee to work on ways to improve the pond. If you would like to join the committee please contact Norm at norm@tfish.net. We have drained the pond for the winter and intend to get it cleaned by the spring. We also intend to clean the silt traps and get the dock fixed.

Tennis- Deanna Campbell

This year has been rather quiet. There has not been any severe weather during the summer. The project done last year was installing a drainage system around the courts. This past winter was

very cold with a great amount of snowfall. Even so, the damage to the courts from frost heave and melt-off was minimal. I think the drainage system has contributed to the minimal damage. Yet, we needed to repair cracks from the past two years. The Company that rebuilt the town courts has repaired ours about two weeks ago. Unfortunately they were unable to provide the service in time for our General Meeting in August. The good news is that the courts look great, as you can see by the picture featured on the front page of the newsletter. I hope to have some more pictures on our website so that all the membership can view the improvements. In the meantime, please come and play or just take a look. I hope you will like the new look.

Next Annual Meeting

Saturday, August 22, 2015

 **10 AM**

Pierce Hall Community Center

South Main Street, Rochester, VT

Reception: Pumpkin Patch B&B

Welcome New Owners

Richard and Dora Klofach formerly of North Troy, VT, Lot M2; Stephen and Rebecca Miller formerly of Hancock, VT, Lot 47; William and Laura Gardner of Fairhaven, MA, Lot 89; Judith Watkinson and Mathias Kokot of Medford, MA, Lot 22

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.

If you miss a meeting or are interested in our board meeting agendas or minutes during the year, they can be accessed on the GHOA website - greathawk.org. The

minutes are password protected (HawkMinutes). If you want to "attend" a board meeting via a conference call, although no one has chosen to do this since VT State laws changed in 2012, 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.

A Farewell

Great Hawk Mountain has been the place where my husband John and I have lived the longest. As Samuel Johnson said, "There is a sadness to doing anything the last time." But especially in leaving Great Hawk and Vermont.

Because of my husband's career in the US Foreign Service, we had been moving constantly from one continent to another, but when the time came for retirement and after we had looked into several other states, Great Hawk was the place that called to us. We decided to make our retirement home here. Originally from Spain, I initially had some doubts about whether I could turn myself into a "Vermont girl." Now I am glad I did it. I love Vermont.

During our eighteen years living here we met with nothing but friendliness and cooperation from everyone on the recurrent GHOA boards, who devote so much time and effort to benefit us with no compensation whatever. We made friends in the larger community whom we will never forget. But "for everything is a season" and the season for us is now.

To paraphrase what they used to say on the television show *Cheers*: "it was nice to be in a place where everybody knows your name".

- Armonia B. Eddy (John J. Eddy),
October 2014





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

GREAT HAWK OWNERS' ASSOCIATION 44th ANNUAL MEMBERSHIP MEETING
Saturday, August 23, 2014 • Pierce Hall Community Center, Rochester, Vermont

Call to Order - GHOA President Mark Kassop called the meeting to order at 10:17 AM. He welcomed the owners present and introduced all of the Board members - Paul Gillis, Deanna Campbell, Nick King, Norm Christiansen, Michael Schlenker and Barbara Shenton. He remarked that the reports on the community would be brief this year because there were no major events in the community. Mark spoke about his stepping down as Chair, having served for 7 years and that Norm, his long time Vice Chair, would take on the role. He also mentioned long time residents, the Breus who are now both living at an assisted living home and how Jeff Steinkamp has recovered from his injuries of last year and is back to skiing and golfing. Barbara confirmed that there were enough mail ballots and owners present at the meeting for a quorum. Mark then asked new members of the community to introduce themselves, with all other members doing the same thing afterwards.

Approval of 2013 Annual GHOA Meeting Minutes - The minutes were motioned and seconded to be approved as published and sent to ownership in October 2013 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 2016. The motion was seconded and Barbara as secretary cast her vote for all the nominations.

Opening Remarks: (Presentation by Mark):
Common Interest Ownership Community: Mark explained that 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. The laws were made stricter this past year, but we are still in compliance. The agenda for the meeting and the

minutes for each Board meeting appear on our GHOA web site. In the fall newsletter that is sent to all members, you are asked whether you would like to “attend” the next Board meeting – not annual meeting - which we can arrange electronically. Not surprisingly, no one has requested to “attend” these infrequent meetings.

Driving: Mark asked that owners watch their driving speed on the Great Hawk roads and noted that cars going uphill have the right-away, particularly in the winter. The roads are narrow, particularly since the creation of wide drainage ditches – slow down while passing other cars, people and animals; remember that our roads are our walkways. Drive slowly and look for children, and the elderly (and everyone else, too).

Noise: Mark commented that sound carries in our mountains. The By-Laws stipulate that no sounds from stereos, TVs or radios should be heard outside of homes. We have not had any formal complaints about stereo, TV or radio noise this year, but we have had numerous people complain about “yapping” dogs. Please try to keep your pets happy and quiet. Dogs must be leashed when walking around the community or they must obey strict voice commands.

Vandalism: Mark noted that we did not have any vandalism, that we were notified about, taking place in the community this year. We have had sheds broken into and bikes taken in previous years, as well as a number of houses, Mark's included, at which all of the firewood being stored outside has been stolen. We also have a never ending battle to keep beer cans off of the side of roads and in our driveways. He asked owners to be the eyes on our roads and look for people who have no business being here and to report any vandalism to the Board and the State Troopers.

Green Mountain Power: Mark has been in contact with Green Mountain Power about the loss of

power in the community on frequent occasions. He noted that we had lots of older residents in the community and that it was essential that power outages should be reduced and shortened. He received a very nice response from Greg White (GMP's Vice-President for Field Operation). In short, they cannot prevent power outages in this rural part of the state, but they will do whatever they can to restore power as quickly as possible when it is lost. They are aware of our needs and will take care of them as quickly as possible.

Mark ended his opening remarks by speaking about a home in the community that has not paid its assessment for several years. The home is now owned by a major bank. Our lawyers have assured us that when the house is sold, GHOA will receive unpaid past assessments and the interest on those assessments, but not the penalty that we have been charging. This has led us to reconsider the imposition of a penalty fee on unpaid assessments. He also spoke about Jim Hybl, who GHOA CWS has on retainer, and the experience he brings in serving the Great Hawk community.

Officer and Committee Reports

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. There was a successful chip off in May and the next one will be scheduled for 2016. Norm noted that the roads have been improving with materials the town road crew has been using and the new road signage that Norm worked with the town to have in the community has been installed. The pond had a leak that Norm was able to repair after the pond lost about 2 feet in early July and has been working with neighbor Carol Zeglen to remove the surface debris to keep the pond clear. A new pipe will be put in this winter, so the pond will be lowered again in the fall in preparation for the work. The suggestion of an aerator or other method to keep the pond cleaner was mentioned from the audience and a motion was made to form a committee to investigate the best way to handle to manage the pond for a proper means to address the problem and execution up to \$15,000. A

motion was moved to do so and will be enacted. Norm ended by thanking Mark for his years of service to Great Hawk with a presentation from the community of signage, which rename the 2 community hiking trails Kassop Trail.

Sewer System - (Presentation by Paul): Paul has been the chair for 9 years and said the system is running well and had no major expenses this fiscal year. He talked about a line that broke this winter that had to be repaired and will be keeping the assessment fee the same for this fiscal year to permit for expenses on projects that need to be done. 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 some new owners attended the meeting, Nick started with a very brief overview of the GHOA CWS, before moving on to a report on the 2013-14 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 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.

For FY2014-15, dues will be \$250, or \$20.84/month, per home. Nick concluded with a note on water stockpiling. He strongly recommends that homeowners stockpile drinking water in their homes at all times. (Please see the newsletter portion of this document for more information.)

Trail Report – (Presentation by Mark): The hiking trails at Great Hawk are maintained by Mark during the summer, when he is in residence. They have been groomed several times this summer and blazes have been replaced. 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 section behind the pond that parallels Pond road is still not functional for hiking.

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. In general, those who do work without filing an ARB form comply with the Great Hawk standards, too. The policies exist to benefit all members of the community by keeping houses and outside grounds in first rate condition.

Mark has spoken with property managers and has urged them to contact the owners of chronically unoccupied homes and have them do a better job of maintaining these properties, but that has not been particularly successful. However, these homes are occasionally sold and upgraded.

Tennis - (Presentation by Deanna): The courts are scheduled to be refinished and painted in the next few weeks. Water staining and cracks are the current issues that are being addressed with a power washing and crack repair which is guaranteed for three years. The repainting will happen after these issues are addressed.

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. They discussed their road maintenance concerns and other issues. Holly Gunnar has stepped down from her treasurer position and the 2014/15 road assessment will remain the same as last year.

Frank also manages the reminders for all of the community regarding septic pumping and asked that owners keep up to date managing their home's system.

Secretary's Report - (Presentation by Barbara): Barbara spoke about the GHOA office getting a new computer 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): Michael spoke for the last time as the GHOA Treasurer, reporting that \$23,000 was paid in expenses and that the FY 2014/15 assessments would be \$200 homes, and \$20 for lots. There is \$50,000 in the GHOA emergency fund - \$6000 surplus for this year. Next, Michael reviewed the treasurer's report, which owners received with their proxy mailing to discuss items listed.

Budget Approval: The 2014-2015 budget received a motion to approve and was passed.

Closing Remarks (Presentation by Mark): Mark talked about the new owners who will join the Great Hawk board, Greg Holness (Vice President) and Joe Brooks (Treasurer). Mark also thanked Michael for his tenure as Board Treasurer. Mark closed by noting that he was happy to have led Great Hawk through some difficult periods of legal activity and the severe conditions that existed after TS Iren. He is happy to not that the community has thrived during the post-Irene years. We have a lot of new, young members and we have returned to a period of tranquility.

Meeting Adjournment – The next meeting date was set for Saturday, August 23, 2015. Members present moved onto the Pumpkin Patch for the barbeque reception.