



# GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2015



www.greathawk.org

## Board of Directors

Office	Name	Term Ends
President	Norm Christiansen	2016
Vice President	Paul Gillis	2017
Treasurer	Tom Grillo	2017
Secretary	Barbara Shenton	2016
Member	Alex Toro	2016
Member	Deanna Campbell	2017
Member	Nick King	2016

The Board of Directors elected officers following the Annual Meeting.

## Committees

Committee	Chairpersons in Bold
Sewer	<b>Paul Gillis</b> Frank Campbell Norm Christiansen
Treasurer	Tom Grillo
Water	Alex Toro
Architectural Review Board	<b>Mark Kassop</b> Barbara Shenton Carol Zeglen
Tennis	Deanna Campbell
Common Land	Norm Christiansen
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@greathawk.org
Office Hours	Wed. 9:30am -10:30am
Administrative Assistant	Caroline Meagher
Website	www.greathawk.org
Webmaster	Norm Christiansen

As the frogs peep, the owls hoot, the turkeys saunter, Great Hawk welcomes many new homeowners. They represent a new energy, or a “changing of the guard”. In turn, we bid a sad farewell to some of our older homeowners which include Hans and Connie Breu, Erik Nordin, Mal Quint and Carol Maurer.

We encourage all residents to come to our annual meeting and picnic, and especially new homeowners so they can meet their neighbors in a fun atmosphere. We are making strides in having a meeting that is short and painless, providing more time for camaraderie at the picnic. I think our last meeting was shorter than an hour and a half.

We all come to Great Hawk with commonality: to be part of that “special place above the clouds”, to enjoy our neighbors and friendships, and to soak in the beauty and tranquility. Our board is dedicated to maintaining these qualities, and want to hear any suggestions you may have to improve your experience here. Please don’t hesitate to contact me at [norm@tfish.net](mailto:norm@tfish.net)

*Norm Christiansen,  
GHOA Board President*



A visitor at Dora and Richard Klofach's deck this past winter.

*Photo by Richard Klofach*

## Welcome New Owners

Jon Desautels of Rochester, VT, Lot 34; Barton and Ann Marie Jones of Randolph, NJ, Lot T-29; Eugene and Junie Mueller of Montvale, NJ, Lot 32; Thomas and Kathryn Otto of Milford, MA, Lot T-25 and Daniel and Kira Mozzicato of Cromwell, CT, Lot 90..

## A Note to Our Neighbors

Dear neighbors,

I must share some very sad news. My husband Val Zemelman died from a massive stroke on September 11th; it was entirely unexpected.

We loved the Green Mountains since our first visit here. We built our house at Hawk almost 20 years ago, and it quickly became our second much beloved home.

Although we have both had our share of health concerns, Vermont always brought joy and a sense of peace to our lives. Val had joked that he had decided to retire sooner just to spend more time here. It is a truly unique place replete with close friends and happy memories.

I am deeply touched with the heartfelt words shared by those of you who have already heard the news.

To their great credit, the local doctors have displayed extraordinary dedication, skill and kindness, both on this occasion and throughout our years in Vermont. It felt as though each of them cared personally, be they a doctor, nurse or receptionist. We got to know and respect many of them.

While our family has suffered an unbearable loss, being among you has made the aftermath far more tolerable. Thank you.

*Evelina Zemelman*

## Architectural Review Board (ARB):

### Mark Kassop:

The Great Hawk Architectural Review Board, according to our By-Laws and Covenants, 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



Deer in the Great Hawk meadows.

Photo by Alecia Branger

strongly opposed to the clear-cutting of trees.

We keep area construction workers busy. 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 it is our responsibility 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!

## Tennis: Deanna Campbell

This year has been rather quiet. There has Our courts were resurfaced last year and they do look wonderful. I think many of our members have seen the courts and are pleased. However as it is true of most things, beauty is only skin deep. New cracks keep appearing with age. They are a good 25 years old so the only way to really rehabilitate them is to rebuild. The cost is prohibitive for our needs. So, I personally am happy they look as well as they do and we played tennis all summer. They are great to play upon. So they remain serviceable. Hope to see more people on the courts. I would be so glad to have anyone interested to join the tennis committee, we always welcome new ideas.

## Cooperative Water Systems (CWS): Alex Toro

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



A young resident and friends enjoy the Great Hawk Pond with a double rainbow above the festivities.

*Photo by Carol Zeglen*

– 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: 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.

## **Sewers: Frank Campbell**

Reminder: Septic tanks pumped in 2010 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2015 (due every 5 years). Septic tanks pumped in 2012, in the Martin/Tarbett Sector are due for pumping and inspection in 2015 (due every 3 years). Reminder letters (or e-mails) for those due in 2016 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](mailto:cfly4us@aol.com).

## **Common Land: Norm Christiansen**

The pond was spectacularly clean and clear this year after dredging out the muck and upgrading the drainpipes over last winter. Please swing by to enjoy it, it’ll be a great place to swim next spring. This summer we created a mowed trail loop that circles in the open field beneath the tennis courts. It begins at the playground and it provides a nice departure from road walking.

We are also introducing fly fishing to the pond. We stocked it with 75 brook trout and 25 rainbow trout. We will be posting the following fishing rules at the pond:

### **FLY FISHING ONLY- CATCH & RELEASE**

- 1) Single barbless hooks only. No Treble hooks or multiple hooks.
- 2) No live bait or power bait.
- 3) Fight and land fish as quickly. Try not to tire them out.
- 4) Keep fish in the water as much as possible to minimize handling.
- 5) If swimmers are present, no fishing allowed.

Next Chip Off: June 4, 2016

Let's keep Great Hawk tidy! This will be our 3rd Chip-off in 3 years. We ordinarily have a chip-off every other year on the "even" years. We had a supplemental one last year due to a rough winter..

## Office News

Assessments for 2015/16 should have been sent to Audrey Turk's office by November 1st. Thank you for sending them in on time to insure the GHOA budget is in place.

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@greathawk.org](mailto:ghoa@greathawk.org) so we may update your information accordingly in our database. Thank you for keeping our mailing expenses down and permitting us to send you GHOA correspondence in a timely manner.

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](http://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](mailto: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.

## Security at Great Hawk

This summer 3 houses were burglarized within a single weekend. Windows were broken to get in, household items were taken, but nothing of great value. They appeared to be "non-professionals", with refrigerator raids being a component and full bottles of beer strewn on the lawn.

I have discussed and received some varied

input from some residences. Some would like to introduce cameras on our common land to record vehicles on our roads. Others advocate no action being taken. There appears to be about the same number on each side.

At this point, we encourage people to put up cameras and/or any other security equipment at their own residences if they are concerned. Residential cameras provide more direct proof of any wrongdoing than a common road camera, which only captures a car driving by.

We are still open to your opinions and suggestions on how to keep ourselves secure. Concerned homeowners are welcome to form a committee and propose solutions, which would probably come to a vote at the annual meeting. In the meantime, we shall stay vigilant, and you can report any suspicious behavior to me at [norm@tfish.net](mailto:norm@tfish.net)



Wild turkeys roaming Great Hawk

Photo by Alecia Branger

## PLEASE NOTE:

**New Location  
for the 2016  
Annual Meeting**

**Saturday,  
August 27, 2016  
10:00 AM**

**Rochester Public Library  
(upstairs)  
South Main Street,  
Rochester, VT**

•  
**BBQ/Picnic:  
Pumpkin Patch B&B**

*We hope to see new owners  
at the meeting*



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

**GREAT HAWK OWNERS' ASSOCIATION 45<sup>th</sup> ANNUAL MEMBERSHIP MEETING**  
**Saturday, August 22, 2015 • Pierce Hall Community Center, Rochester, Vermont**

The meeting began with a special presentation about non-native invasive plants in Great Hawk presented by Emily Miller of White River Valley Partnership, specifically focusing on garlic mustard, Japanese barberry, Japanese knotweed and wild chervil. It was agreed that a spring work group would work with Emily on ridding the community of what plants she has identified on our Great Hawk lands. We will post more information about this on the *greathawk.org* website or ask that you e-mail GHOA Secretary, Barbara Shenton if you would like to help with this project.

**Call to Order** - President Norm Christiansen welcomed the membership and started the meeting by introducing the board; Barbara Shenton, Greg Holness, Deanna Campbell, and Paul Gillis. Alex Toro, who will be replacing Nick King as Water Chair, was also introduced. Next Norm asked the owners present to introduce themselves. Norm notified the membership about the loss of homeowners Connie Breu, Erik Nordin, Mal Quint and Carol Maurer during the past year. Norm confirmed with Barbara that we had a quorum to conduct our voting and she verified that there were enough votes between paper ballots and members present.

**Approval of 2014 Annual GHOA Meeting Minutes** - The minutes were motioned and seconded to be approved as published and sent to ownership in October 2014 with the GHOA newsletter.

**Election of Three Board Members** - With no nominations from the floor, the membership moved to accept the nominations of Deanna Campbell, Joe Brooks and Alex Toro to serve two year terms for the board to 2017. The motion was seconded and Barbara as secretary cast her vote for all the nominations.

**Opening Remarks** - Before handing over the podium to Officer and Committee reports, Norm

spoke about several issues.

1) Driving at Great Hawk. - Please drive slowly. Cars going uphill have the right away, particularly in winter. Roads are narrow, particularly since the creation of wide drainage ditches – slow down when passing other cars. Beware of and report flat tires to our offices. A Board member may go to a town selectboard meeting when we find that there have been a number of flat tires to inform them of problems with the paving materials placed on our roads. Remember our roads are our walkways driving at a slow speed and watching out for children, pets and the elderly.

2) Noise – Sound carries in the mountains. The By-Laws stipulate that now sounds from stereos, TVs or radios should be heard outside of homes. This applies to the sounds from barking dogs, which often set off chain reactions of many dogs barking.

3) Dogs – Please keep dogs on leashes or strict voice command. Dogs barking throughout the day are unacceptable. Dogs are permitted in the pond if no one else is using it or if those using it have been asked whether they mind. A recent incident at the pond had an unleashed dog knock over a homeowner who had just arrived at the pond and did not know that others were present. Luckily the dog was friendly but the owner could have been hurt. Please abide by the town of Rochester's Civil Ordinance rules regarding Dogs and Wolf Hybrids: "No person shall own, keep or harbor a dog (or wolf hybrid) that disturbs, the quiet, comfort and repose of others by frequent, habitual or persistent barking or howling. Any dog (or wolf hybrid) that is apprehended for a third or subsequent violation of any provision of this ordinance shall be impounded." Fine and cost of impoundment will be imposed.

4) Light Noise – Please think twice if you are considering having outside lights or floodlights on all night long. Chances are your light is blaring into a neighbor's window. We recommend

installing motion-activated lighting where the light is only on for a short time, when necessary.

5) Burglary and Vandalism: Just last week we had a handful of house break-ins, where burglars have broken through windows, stole beer and TVs and other items. It appears to be kids and not professionals. The board suggests these steps if you feel they are necessary; consider getting a home camera or surveillance system if you feel your house is at risk. This may be your best defense and cameras are getting cheaper. We have received a couple of requests from owners for Great Hawk as a whole to monitor the roads with the use of motion activated cameras. The board is currently putting this up for consideration, despite the many drawbacks to this kind of plan.

6) Jim Hybl – We are fortunate to have Jim working for the community in several different capacities. We keep him on a retainer for our water system to get quick, professional and reasonably priced services. He knows most of the people in the community who do most of the projects and maintenance for us and individual homeowners, and as he lives in Rochester, he can supervise all types of community problems and emergencies.

**Sewer System** - (Presentation by Paul Gillis): Paul reported that the system is in good shape. There will be about \$15,000 worth of work needed on the system over the next year. Fees will be \$75 for the upper system and \$400 for the lower systems. Paul also recommended having an effluence filter put on owner's septic system outflow for their home systems as a precaution.

**Cooperative Water System** - (Presentation by Alex Toro for Nick King): Since some new owners attended the meeting, Alex introduced himself to the membership then presented the report prepared by out going water system chair, Nick King. Nick's report started with a brief overview of the community system, which supplies water to a total of 66 homes. It is a complicated system that requires considerable annual maintenance. For FY 2014-15, \$381.91 was spent on electricity and \$17,896.66 on maintenance and repairs. This represents a total of \$24,378.57, an increase over last year's expenses of \$21,736.47. As electricity charges

stayed roughly the same, the bulk of this increase was due to approximately \$300 more in maintenance and repairs. For FY 2015-16, Nick expects a moderate annual increase in electricity charges and equal or lower repair and maintenance expenses. He thanked Jim Hybl, who provides reliable, timely service at extremely fair and reasonable rates. For FY 2015-16, dues will be \$300, or \$25 a month, per home.

Nick concluded his report with a note on water stockpiling. He recommends that homeowners stockpile drinking water in their homes at all times. Even routine maintenance may take several days to repair or chlorinate water systems. Most importantly, pumps will not work during power outages, which can last for several days since we are a remote community. 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 a lot, contrast it with the fact that the average American uses in excess of 100 gallons of water every day. Consider also that healthy adults can only survive without water for about 3 days. As this is his last report as "CWS Water King", after 6 years of service, Nick is handing the reins onto Alex as "El Jefe de Agua." He ended by saying, "It has been an honor serving as water chair and a pleasure working on the board with Norm, Paul, Barbara, Deanna, Greg, Joe and Mark.

**Common Lands** - (Presentation by Norm Christiansen): Norm reported that an early winter storm damaged a number of trees, which had to be removed from areas like by the tennis courts. The pond was dredged out during the winter and it is looking very clean after this work. New drainage pipes were installed and an emergency drain installed. The dock was removed and will be replaced next spring because the budget would not allow for it to be installed this year. 100 trout were put in the pond this spring and the NO FISHING signs have been removed to permit members to fly fish at the pond, using non-barb hooks and doing catch and release. To ensure protecting the fish, new signage will be placed by

the pond outlining all the rules for proper technique. The tree that had been planted in honor of the Connie and Hans Breu, will be replaced, as it was in the area where the pond was dredged. A new trail was created behind the tennis courts for members to enjoy.

**Trail Report** - (Presentation by Mark Kassop): Mark talked about his maintenance work on the two community trails; the lower one is in better shape for use in the summer and winter. The trail that is by the pond has a swampy area, which is hard to traverse in the summer months but is usable in the winter.

**Architectural Review Board** - (Presentation by Mark): Mark went over what the ARB does, (which can also be found on the Great Hawk website) and asked members to submit forms for any external work on their homes. These forms can be found on the website as well.

**Right of First Refusal and Tennis** - (Presentation by Deanna Campbell): Deanna explained that by law, GHOA must be notified by home sellers when a house is about to be sold, so that a Right of First Refusal can be submitted for the sale transaction. She asked that sellers understand this is a process that takes time and to notify GHOA in a timely manner.

Deanna reported that the tennis courts are in good shape. Deanna welcomes volunteers to help her with court maintenance and hopes more members will take advantage of using the courts.

**Upper Sparrow Hawk Road** (private road) - (Presentation by Frank Campbell, USHR Chair): Frank reported on the meeting that was held with Upper Sparrow Hawk homeowners before this meeting. The fee for road maintenance will be the same as last year for these homes and lots.

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 Shenton): Barbara told members that Caroline Meagher is in the GHOA office Wednesdays from 9:30 – 10:30 am for questions that cannot be answered with information on the Great Hawk website. She also thanked the membership for their

donations to the Rochester Public Library's recent Capital Campaign and other organizations in town. She also shared a plaque given to GHOA in thanks for their support to Tri-Town Youth Sports.

**Treasurer's Report** - (Presentation by Norm for Joe Brooks): Norm read the report Joe had submitted to the membership with the proxy mailing, then asked them to approve the 2015/16 budget. It was motioned to approve and accepted.

**Meeting Adjournment** – The next meeting date was set for Saturday, August 27, 2016. Members present moved onto the Pumpkin Patch for the barbeque reception.