



GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2017



www.greathawk.org

Board of Directors

Office	Name	Term Ends
President	Norm Christiansen	2018
Vice President	Paul Gillis	2018
Treasurer	Tom Grillo	2019
Secretary	Barbara Shenton	2018
Member	Christian Jacqz	2019
Member	Mark Kassop	2019
Member	Nick King	2018

The Board of Directors elected officers following the Annual Meeting.

Committees

Committee	Chairpersons in Bold
Sewer	Paul Gillis Frank Campbell Norm Christiansen
Treasurer	Tom Grillo
Water	Christian Jacqz
Architectural Review Board	Mark Kassop Barbara Shenton Norm Christiansen
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

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New perennials at our welcome sign.

Photo by Barbara Shenton

New By-laws

Our by-laws have passed by a margin of 53 to 3. Thank you to all who have voted. The amendments to our Covenants have not yet passed. That vote is currently standing at 54 to 3, but they face the stiff hurdle of a required approval of 3/4 of the total membership, or 93 yes votes. The floor is still open to get your vote in, **please vote if you haven't**. Contact us if you need another copy of the vote ballot. If our covenant amendments do not eventually pass, we face total extinction of our by-laws and covenants in 27 years, now within a 30-year mortgage window when banks consider loans.

Clear Cutting of Trees

There has been a handful of clear-cutting cases in recent months and years that has gone way beyond what had been approved by the Architectural Review Board. Some didn't even submit an ARB form at all. Some have clear-cut in their front yard, close to the road, exposing their house. Others have surreptitiously clear-cut their back yard or areas that are less exposed to the public.

All clear-cuts, regardless of their location, set dangerous precedents. It clearly goes against our founder's original intentions to preserve the

forested nature and beauty and clearly violates Covenant No. 11. All these houses reside on covenanted land, recorded in the land records of Rochester. And these laws must be heeded.

A growing number of our homeowners are expressing displeasure from these clear-cuts, and they voiced this at our annual meeting. Many feel that when someone clear-cuts, they are disdainful and selfishly disregarding their neighbors. Further unapproved clear-cutting by any homeowners will be met with more forceful action in the future. Please fill out an ARB form, and get it approved, even if you cut just one tree.

We will also be sending out letters to property managers and contractors to make sure they are aware of Covenant 11, and that they please cooperate with us.

Bears

No bear reports this fall, despite a spate of them this summer. Apparently we have all been doing a great job of minimizing risk. Please continue to mind your garbage and avoid placing it in the garbage shed if you can. Wrap garbage tightly, double wrap. Avoid scented items, meaty products, etc. when possible. Less risk is during winter, the hibernation season. But let's continue good garbage hygiene in the spring.

Welcome New Owners

Didi and Major Jackson of Burlington, VT; Lydia & Jakob Petri, Roseann and Larry Johnson formerly of Brandon, VT; Rick and Beverly Shenberger of Airvill, PA.

Welcome Committee:

We welcome new owners to Great Hawk with welcome baskets containing items from local businesses. If you are interested in joining this group, please contact Jill Lauren at jlauren828@me.com. All you need is a willingness to greet new neighbors, the baskets are ready to go.

ARB: Mark Kassop:

The ARB (Architectural Review Board) is responsible for making sure that the character of our community, as reflected in the design and upkeep of our homes and grounds, is maintained. Many houses have added new roofs – usually standing seam metal roofs – or added small additions. Vista cuts to open the beautiful views

that we have or eliminating trees that were hanging over their homes to avoid moss and mildew have been made, as well.

Remember, it is completely against the Great Hawk By-Laws and Covenants to do clear-cutting of trees or to do any other work on the outside of the house without submitting an ARB form. We have many new homeowners and most of them have complied with the standards that have characterized our community since it was originally developed, but there have been several instances of homeowners violating these legal standards. However, we have had many instances this year of old houses that have been vacant or not well-maintained that have new ownership that has significantly improved the quality of these old structures.

Office News: *Barbara Shenton*

Many thanks to the homeowner who donated the trash station installed at the pond this spring. Trash collection from the station occurs from late May to September. Please dispose of your trash elsewhere from October through May. Thank you.

Assessments for 2017/18 should be 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.

Please help us keep our mailing expenses down and permit us to send you GHOA correspondence in a timely manner by providing us with your current e-mail address. If you receive a copy of this via US Postal Service, it 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 to update your information.

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, please notify me 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.

Water: *Christian Jacqz*

We welcome Christian Jacqz as the new water



A westerly view towards Mt. Horrid via the drone of Paul Gillis

czar, who brings a fresh and enthusiastic approach to the chair. We thank Alex Toro for all the work he's done.

Assessments: Common Water Systems (CWS) assessments went up this year by \$25/yr, and expect the assessment to rise in small increments like this in the upcoming years. The water budget is basically "treading water", with very little reserve. We intend to build a healthy reserve in the upcoming years, to cover large expenses such as the well near Meadowhawk Lane that we repaired at the cost of \$7,200.

Water Problems: Remember if you are a member of GH Water System and have a water problem, please contact Jim Hybl at 767-3900 or hyblservice@gmail.com. The water chairman or any other GH officer is not the emergency contact.

Keys to Control Houses: We want to stress the importance of emergency access to our control houses. On too many occasions control houses and/or their property managers have failed to provide access in a timely manner. This can compromise the reliability of service on the system, raise repair costs, and keep other homeowners from having water. Our water system manager, Jim Hybl, needs a key to each of the control houses. This is very important. He must have an actual copy of the key in his hand. Not a "hidden" key. Not a key in possession of your property manager. Christian will be sending out e-mails or letters in the upcoming weeks requesting keys for Jim. Thank you for your cooperation, as this helps us provide timely service at lower cost.

Pressure tanks and leaks: All houses on cooperative water systems, not just control

houses, need to keep their pressure tanks in good repair and make sure that they actively manage any ongoing leaks (like toilets running on). These can cause pumps to operate more than they should, or cycle on and off, which will increase electric bills and shorten their operating lives, leading to expensive repairs. If you have any doubts about the status of your pressure tank, we'll try to work in a site visit to take a look at it.

Sewers: *Frank Campbell*

Reminder: Septic tanks pumped in 2012 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2017 (due every 5 years). Septic tanks pumped in 2014, in the Martin/Tarbett Sector are due for pumping and inspection in 2017 (due every 3 years). Reminder letters (or e-mails) for those due in 2018 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 questions at cfly4us@aol.com.

Condolences:

The Great Hawk community sends our condolences to the families of Russ Ball, Peter Petino, Ralph Ergas and Lydia Lee.

**PLEASE REMEMBER
ASSESSMENTS ARE DUE
NOVEMBER 1, 2017.**

Mail to Audrey Turk's office.

2018 GHOA Annual Meeting • Saturday, August 18, 2018 • 10:00 AM

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

BBQ/Picnic: Pumpkin Patch B&B

Please mark your calendars and join us!



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

GREAT HAWK OWNERS' ASSOCIATION 47th ANNUAL MEMBERSHIP MEETING
Saturday, August, 2017 • Rochester Public Library, Rochester, Vermont

Call to Order - President Norm Christiansen welcomed the membership and started the meeting by introducing the board; Barbara Shenton, Tom Grillo, Deanna Campbell and Paul Gillis. Norm asked the new owners present to introduce themselves. 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 2016 Annual GHOA Meeting Minutes - The minutes were motioned and seconded to be approved as published and sent to ownership in October 2016 with the GHOA newsletter.

Election of Three Board Members - With no nominations from the floor, the membership moved to accept the nominations of Mark Kassop, Tom Grillo and Christian Jacqz to serve two year terms for the board to 2019. The motion was seconded and Barbara as secretary cast a vote for all the nominations.

Clear Cutting of Trees in Great Hawk: Norm addressed the issue of a home that had trees removed above and beyond what the submitted ARB form agreed to do. Norm has been working with the homeowner to rectify the problem and comply with GHOA guidelines. Next he read letters from The Rybaks, homeowners next to the home and the Abramsons, the homeowners.

*“Last summer we were surprised by the clearing done in front of the Abramson's home, our new neighbors on Falcon Loop East. When we met the Abramson's, they explained that they wanted to clear some trees and allow more sun on their home to help alleviate dampness and mildew issues. They seemed to be genuinely concerned about the job that their contractor did, leaving wood chips and cut branches as debris. They informed us that they had intentions of cleaning up the area and planting some landscaping. While we have not been to Great Hawk yet this year, we were informed that they have not done anything to clean up the area and plant any landscaping. We find this to be disturbing that they have done nothing for over a year since this is an eyesore and degrades our entire community. We purchased at Great Hawk and welcomed the covenants and by-laws established to protect our property and the community we invested in. Therefore, we urge the Board to contact the owners of this property and request a plan and reasonable timeline to clean up this mess and provide some suitable landscaping, persisting as necessary until they comply.
Sincerely, John & Jo Ann Rybak”*

“We are sorry that some home owners are not happy with the tree cutting. The amount of trees cut was a great surprise to us

as well when we arrived at the end and left with piles of wood chips. Not only trees cut but now we are advised to put a retaining wall by the garage because of the trees that were cut there. The home inspector told us to get light on the property so that we would not lose the driveway retaining wall sooner than needed and so that the property in general could dry up. Moss and mold was everywhere due to the lack of sunlight on the property. That's where the tree cutting came in but went to far, unbeknownst to us. When we bought this home we knew it needed some work that was to be taken care of at move-in but we soon found that this home had been grossly unmaintained. From entire roof rot, deck sagging, steps rot, mice infestation to the point of having to take down walls clean out and put back up, raccoons living above the bedrooms having to take down ceilings and clean out feces, garage gutted due to mold. We are working hard on the property and at a pace that we can afford and time to do it ourself if we can. We have a list of basic necessary improvements for the health of the house and land and we ask that you please be patient as we see how we can also improve the wood chip area of our property. We want to thank all the neighbors who have stopped by and talked to us while we've been working on the yard and who gave us their encouragement that it does takes time.

Best, Cristina Abramson”

He then opened the floor to the membership to discuss the issue further and how to deal with future incidents regarding tree removal. Membership made many suggestions and comments and the following motion was made and moved to deal with the current homeowner issue;

- That members of the GHOA Board of Directors will meet with the Abramsons and develop a landscape plan for the property within the next thirty (30) days. Failure of the homeowner to agree to a plan within such timeframe may result in fines to be imposed by the Board as provided in the covenants and bylaws of GHOA.

- That the agreed upon plan be installed on a fixed timetable, to be agreed by both parties and deemed reasonable by the Board, and that the work be performed in a timely manner, again as agreed to by the Board under penalty of significant fine to the homeowner.

- That the homeowner be advised that failure to pay any fines levied by the Board in this matter are subject to liens being filed against the subject property.

Bylaws and Protective Covenants – Norm explained why the bylaws and covenants needed to be reworked to comply with Vermont's Common Interest Ownership Act (Title 27A of the Vermont Statutes Annotated, referred to

hereinafter as “VCIOA”) and to address discrepancies in the current bylaws. The Right of First Refusal process was explained to the membership and that for it to be adopted into our bylaws and protective covenants that it needs to be passed by three fourths of the membership.

Norm had a brief synopsis of what articles were altered/updated. VCIOA articles 4-10, which make transparency of the board in its communications to the community and during its board meetings. It was noted to change the wording in article 6.6 to *spouse* from *husband and wife*. Homeowner Jill Lauren presented comments from a lawyer she consulted while reviewing the bylaws.

Officer and Committee Reports -

Sewer System - (Presentation by Paul Gillis): The Martin Tarlbert system has some sediment, which is being checked on, otherwise the system is working well and the assessments are the same as last year. \$21, 000 is in the account. Other than regular maintenance, the system is in good shape.

Cooperative Water System - (Presentation by Norm for Alex Toro): The assessment will be going up to \$375 as the current amount is not enough to create a reserve. Next year it may go up another \$25 to permit this. Drilling wells is not a definite science and it is hard to have an exact estimate on the costs involved. Water testing is done once a year, by our water system manager, Jim Hybl. He asks for some advanced notification to do tests, if you want it checked before you use your home.

Common Lands - (Presentation by Norm Christiansen): The chip off is done every other year. The most current chip off cost \$2000 and it looks like only about 20 homes used the service. It was proposed that it could be for owners who express interest. Also it was asked if it could be moved to the fall. Norm is looking into a method to have a circulator or an aerator for the pond water’s circulation, to manage the algae situation in the pond. GMP estimated \$6000 to put in a pole for electricity, but then we still have to do digging/tree removal, etc. which would increase the costs of installation. The solar option estimate from last year was \$8500. Norm asked for homeowner comments. One homeowner commented he liked the pond the way it currently is. Another mentioned the noise a motor would make from an aerator.

Trail Report - (Presentation by Norm for Mark Kassop): Paul and Mark just finished clearing the branches and trees that fall onto the trails throughout the year and the brush that has grown on the trail is gone now, too. The trail is now ready for hiking, snowshoeing and cross-country skiing. The section of the trail from Great Pond Road back to the pond continues to be unusable unless there is a significant snow covering, due to swampy conditions.

Architectural Review Board - (Presentation by Norm for Mark): Norm started by asking the membership to remember any work or modifications that homeowners make to the outside of your home must be approved by the Great Hawk ARB. As a lot of homes have changed ownership in the last few years, we expect the number of requests to increase in the next few years. It appears that there have been fewer small projects this year. The Reggemonte (Botti) house on Austin Hill has been beautifully remodeled and it is a wonderful addition to the community. Similarly, the Graf house at the corner of Pond Road and Austin Hill Road, which has been very poorly maintained, is undergoing a major internal and external renovation and enlargement.

Tennis - (Presentation by Deanna Campbell): The assessment will remain the same at \$50. Cracks just got filled in and we hope more people will use the courts. Currently there are 50 homes with a yearly assessment of \$50. New membership is \$350.

Upper Sparrow Hawk Road (private road)- (Presentation by Frank Campbell, USHR Chair): The Upper Sparrow Hawk committee had their meeting Friday evening before the annual meeting. The road assessment will be \$950.

Septic Systems- 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 thanked Caroline for her years of service and knowledge of the community that aid all the board members.

Treasurer’s Report - (Presentation by Tom Grillo): Tom discussed the proposed budget that was mailed to owners with the proxy. The \$300 assessment will maintain our reserve fund of \$50,000.

Membership Vote on 2017/18 Budget- The motion was made to accept the 2017/18 budget as submitted. It was moved and approved.

Meeting Adjournment – The next meeting date was set for Saturday, August 18, 2018. Members present moved onto the Pumpkin Patch for the barbecue reception.