



GREAT HAWK OWNERS' ASSOCIATION NEWSLETTER

October 2016



www.greathawk.org

Board of Directors

Office	Name	Term Ends
President	Norm Christiansen	2017
Vice President	Paul Gillis	2018
Treasurer	Tom Grillo	2017
Secretary	Barbara Shenton	2018
Member	Alex Toro	2017
Member	Deanna Campbell	2017
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	Joe Brooks
Water	Alex Toro
Architectural Review Board	Mark Kassop 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

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A doe and two fawns visiting Great Hawk. Photo by Michel Kruse

Welcome New Owners

Liam & Christina Abramson of Avon, CT; Sebastian & Grazyna Bozentka of Wharton, NJ; Vicent Culhane & Carolyn Milhiser of Westfield, NJ; Christian & Emily La Pointe of Boston, MA; John Marshall & Robyn Mulvey formerly of Australia; Michael & Karen McGown of Norwalk, CT; Susan Monahan & Christian Jacqz of Ipswich, MA; Joe Rusckowski, Alexander Hart & Daniel Hubbard of Boston, MA; and Linda Sorenson of Naples, FL.

Architectural Review Board (ARB): Mark Kassop:

The ARB 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. 2016 has been an exciting year in regards to the physical features of our community. We have two "new" houses. The Regemonte house retained the chimney and not a lot more from the house that is across from the pond. Essentially, it is a beautiful replacement for an aging house. The Ball house on Upper Sparrow Hawk Road was hit by a fire that almost completely destroyed the

house that has been part of the community for many years and it is now a beautiful renewed house.

Many other 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*

Assessments for 2016/17 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.

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 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. 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.

Cooperative Water Systems (CWS): *Alex Toro*

Please note: This year's assessment needed to be increased to \$350/yr. to cover the undercharging during the last fiscal year. We were budgeted for a \$300 assessment but only charged \$250 for FY 2015. Looking forward, CWS intends to create a greater reserve within the next few upcoming years, which may mean further assessment increases. This will prepare us for unexpected costs and capital improvements of our water system.

Sewers: *Frank Campbell*

Reminder: Septic tanks pumped in 2011 in the Great Hawk Sector, Top of the Mountain and private systems throughout the Colony are due for pumping and inspection in 2016 (due every 5 years). Septic tanks pumped in 2013, in the Martin/Tarbett Sector are due for pumping



The Great Hawk tennis courts were busy Labor Day weekend 2016.

Photo by Tiphaine McGrath

and inspection in 2016 (due every 3 years). Reminder letters (or e-mails) for those due in 2017 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.

Welcome Committee:

We are beginning a new tradition (perhaps renewed) of welcoming new owners 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.

Protective Covenants:

As a result of concerns voiced at the Annual Meeting regarding the updating of our Bylaws and Protective Covenants, a successful exploratory meeting was held in October. The next meeting will be held between Christmas and New Years, with the date and time to be announced. We will continue to review the Bylaws and

Protective Covenants so that the quality of life at Great Hawk is protected now and for years to come. This committee also found that we need to update our by-laws due to recent changes in Vermont law. We also discussed ways to improve communication between GHOA and our new homeowners. Anyone interested in attending this meeting can contact Norm at normyo@myfairpoint.net. Thank you to all the homeowners who attended and thank you Jill and Charlie for hosting and providing your expertise.

Mandatory Bylaws Update:

The Board is working on updating the bylaws as required by the state of Vermont under the Vermont Common Interest Ownership Act. We will be sending out a letter detailing the required changes, as well as a proxy vote.

Common Land:

Norm Christiansen

Next Chip-off: Late May or early June of 2017. We have chip-offs once every two years. Our last one was in 2015, following a rugged winter. We will provide the exact date on the website as the time approaches. Please leave branches by the side of the road, no thicker than 3 inches in diameter.

2017 GHOA Annual Meeting • Saturday, August 19, 2017 • 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 46th ANNUAL MEMBERSHIP MEETING
Saturday, August 27, 2016 • 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, Nick King 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 2015 Annual GHOA Meeting Minutes - The minutes were motioned and seconded to be approved as published and sent to ownership in October 2015 with the GHOA newsletter.

Election of Three Board Members - With no nominations from the floor, the membership moved to accept the nominations of Paul Gillis, Nick King and Barbara Shenton to serve two year terms for the board to 2018. The motion was seconded and Barbara as secretary cast her vote for all the nominations.

Officer and Committee Reports -

Sewer System - (Presentation by Paul Gillis): Paul gave an overview of the system and said that both systems are working well. The branch pump station, which serves Upper Sparrow Hawk, was found to have effluence. Paul has been working to get this matter resolved, figuring out who on the system has a metal tank and needs to be replaced.

Cooperative Water System - (Presentation by Norm for Alex Toro): Norm reported for Alex and referred to Nick for additional information. Nick explained the basics of the system and that the water from the wells are tested yearly. Contaminants can come in from the well to the home, so he recommended testing the water from your faucet in the house yearly. Norm explained that the assessment needs to be upped this year to cover the undercharging for last FY. This year's assessment will be \$350 to the 67 homes to create a reserve fund.

Common Lands - (Presentation by Norm Christiansen): Norm discussed getting the pond dredged last year and that it has been looking good this year. He has instructed the contractor that takes care of the lawn around the pond to mow in a more sensitive matter in areas, to give it a more natural feel. Trees have been planted in honor of R.C. Williams, the architect of the Great Hawk community who passed away in December and a new tree for the Connie and Hans Breu (the original tree had to be removed when the dredge work was done). Norm also mentioned the passing of other Great Hawk owners: Val Zimmelman, Erik Nordin, Hans Breu and Bob Davis. The pond water is tested at the beginning of the swimming season and is fine. Fly-fishing is now allowed at the pond with signs that explain all the rules to fish in a sustainable way.

Trail Report - (Presentation by Mark Kassop): Mark talked about his maintenance work on the trails are in good shape thanks to the seasonal work Mark does on them (pruning, weed-whacking), though one part of the upper trail continues to be muddy in the summer season.

Architectural Review Board - (Presentation by Mark): For exterior work we ask that these forms be submitted. They will be reviewed quickly. Tree cutting this year has become an issue and we ask that the By-Laws be upheld and there should not be clear-cutting. Owners asked about reworking the current By-Laws to have more severe consequences for owners who do not comply and the suggestion of a sub-committee to explore this further was proposed. By-laws have to be enforceable. Fines don't do a whole lot – currently we have owners who don't pay assessments. The next step is filing liens. Jill Lauren offered to head up an exploratory problem committee and asked for others to join her.

Tennis and Right of First Refusal - (Presentation by Deanna Campbell): The tennis courts are in

good shape, but there are some large cracks. She has gotten a quote on them to be fixed next spring for \$800. It is a private club that not all homes are members of. Currently there are 50 homes with a yearly assessment of \$50. New membership is \$350.

GHOA must be notified when you are selling your home to provide you with a waiver, the Right of First Refusal. Please refer to the steps outlined on the Great Hawk website if you will be selling your home.

Upper Sparrow Hawk Road (private road) - (Presentation by Frank Campbell, USHR Chair): The Upper Sparrow Hawk committee had their meeting before this meeting and are going to move their next meeting to the Friday evening before the annual meeting in hopes of having more attendance. Road assessment will be \$850.

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. Barbara put on her hat as Rochester Public Library trustee and thanked the membership for their support to the library. She hoped that they enjoyed having the meeting in the renovated upstairs this year.

Treasurer's Report - (Presentation by Tom Grillo): The budget was adjusted this year to 95% of expected income. Everything else is in good shape.

Membership Vote on 2016/17 Budget- The motion was made to accept the 2016/17 budget as submitted. It was moved and approved.

Old Business- The new dock that was put in this year is a floating one that will need to be stored seasonally. There will be need for a storage shed for it and other items that are used seasonally. Also there has been research in an aeration system for the pond to keep it clearer. A solar system is too cost prohibitive at this time. Richard Weden thanked the board on behalf of the community.

Norm and Jeff Steinkamp spoke about the life and memorial service held in May for R.C. Williams, the architect of Great Hawk and the other Hawk communities in the area.

Meeting Adjournment – The next meeting date was set for Saturday, August 19, 2017. Members present moved onto the Pumpkin Patch for the barbecue reception.