
Pinecrest Dam Safety Inspections

Pinecrest property contains two small dams which were recognized and registered with Mass. DCR Office of Dam Safety (ODS). The larger of the two dams is located next to the beach area. The smaller dam is located at the lower pond in the wooded section behind the lodge. You may recall back in 2005 hearing about a privately owned dam which came very close to failure and potentially flooding a large portion of down town Taunton Mass. Following the Taunton incident the ODS has been very pro-active in their attempt to register all of the existing 3,000 dams in Massachusetts. Pinecrest dams are two of 1,300 dams classified as a "Low Hazard" dam. Once a dam is registered the owner is then responsible for complying with the regulations set forth by the ODS. PPOA is now required to hire=2 0a qualified professional engineer to perform a Phase 1 Dam Inspection on both dams by August 31, 2009. The purpose of these inspections will be to evaluate their present conditions and to provide PPOA with recommendations on maintenance and/or possible repairs along with their probable costs. Low Hazard dams require an inspection every ten years.

We are currently in the process of pursuing proposals from several qualified civil engineering companies. If you have any questions or concerns please feel free to contact Kevin Hazel at (978) 928-5027 email is Kevinhazelusa@yahoo.com.

PPOA Barn News

In October 2008 at the monthly meeting of the PPOA Board members, the Board agreed to reinstate the Barn Committee to look into possibilities for the structure. With it not being an operative building for the last twenty years, and a liability for the association, the Barn committee started by holding three meetings open to all PPOA residence to voice their opinion and ideas for the structure, as well as an open invitation to contact via e-mail. After the meetings, a decision was made to follow three avenues. These avenues are demolition, sell, and stabilize. Subcommittees were formed to look into feasibilities and cost involved with each so as to have a clear vision. This process is ongoing. As of this writing the Barn Committee has gathered the following information to be voted on at the 2009 Annual Meeting. The Cushman Barn is structurally safe.

- 1) Demolition: Companies contacted will not take down the barn for free. No cost for demolition has been secured. Costs for capping the remaining stone structure has not been pursued yet. Keep in mind that we cannot leave the stone walls without capping as the building would remain a liability.
- 2) Stabilize: The Cushman Barn has had little done to it over the last 20+ years other than boarding up windows and blocking trespassers from entering. With that said, and the overall appearance of the barn, we have received quotes for the first two aspects of the building. A new roof is needed at a cost of between \$26-41,000. New siding is quoted at approx. \$80-85,000. There are avenues which can be pursued to try to acquire matching funding.
- 3) Sell: In order to receive approximate cost and profit margins we used the following criteria: Cushman Barn with 2 acre parcel. Since the land is currently under chapter 61B (in order to give Pinecrest a discounted land tax) there are stipulations for removal from this tax status. The fee for this has been estimated to be \$3,206.71. A realtor estimated a price of \$150-175,000 as a saleable property. Other costs to take into consideration would be realtor fee, attorney fee, surveying fee, recording fees and maybe some fees we are unaware of at this time.

We have come a long way. Our goal is to present the voting PPOA members with fair, honest, and viable options. The Barn Committee will have all documentation work on hand for review at the 2009 Annual Meeting. Much research time has been spent in attempting to do what is best for the Pinecrest community.

There are many avenues that can be taken when dealing with this project. If anyone would like to offer a different idea with viable facts, the opportunity is still available.

You may contact me at either 978-928-5715, or email jbegins5715@charter.net.

The Annual Meeting is quickly approaching. The time is now.

Sincerely,
B.J. Begin
Barn Committee Chairperson



P. P. O. A.

Pinecrest Property Owners Association

Est. June 6, 1970

Hubbardston, MA.

ppoa.Hubbardston.net Spring 2009

**The Annual Meeting will be held
on Sunday
May 3rd at 2:00PM in the Lodge.
All are encouraged to attend. This
is your chance to be part of the
decision making process on issues
that impact all members.**

Refreshments will be served beginning at 1:30

Contacts

President Walter Ducharme 5441
WDucha8411@aol.com
Treasurer Jon Marcinkiewicz 5778
j_rmarcin@charter.net
Clerk Bob Cronin 5284
barbnbob3@netscape.net
Directors Josephine Amato
Chip Pettirossi
Associates Deb Daly 3886 (Newsletter)
Jim Ellis 5440

PPOA Facilities Mgr: Kevin Hazel 5027

Barn Committee: BJ Begin, Chairperson 5715

Board meetings are held the first Tuesday of each month at 7:30 at the Lodge. These are open meetings so please come. All are welcome!

Do you know..... you can view the minutes of monthly and annual meetings? Just go to our website at <http://ppoa.hubbardston.net>



Calendar Of Events

Easter Egg Hunt April 11, 2009

Annual Meeting May 3, 2009

Spring Clean-up May 16, 2009

Beach Party July 11, 2009

Summer Movie Nights (TBD)

Fall Clean-up Sept. 19, 2009

Halloween Party October 25, 2009

Winter Carnival February 22, 2010

Rain dates for outdoor activities will be the following day. Volunteers are needed to help coordinate events. Can you help out? Please call Deb Pettirossi @5091

Annual Bills

Annual P.P.O.A. bills were mailed in February. Payment is due on April 1, 2009 but will also be accepted at the Annual Meeting at the Lodge on May 3rd, 2PM.

**Annual Assessment Fee: \$18
Annual Membership Fee: \$135**

* Dues must be paid to vote at meeting!

Pinecrest Property Owners Association

PO Box 123, Hubbardston, MA 01452

On behalf of the Pinecrest Board of Directors we invite you to our 2009 Pinecrest Annual Shareholders meeting. This very important informational meeting is to take place Sunday May 3rd at 2:00 PM at the Pinecrest Lodge. Refreshments will be served from 1:30 PM to 2:00 PM. We hope everyone can take a couple hours out of their busy schedule to discuss the progress the organization has made and the future of the Pinecrest Association.

2009 Pinecrest Property Owners Association Annual Meeting Agenda

- Meet and greet (refreshments 1:30 - 2:00pm)
- Minutes of 2008 PPOA Annual meeting
- Report of the treasurer
- Financial committee report and presentation
- Projected Budget for Fiscal Year 2010

Finished Business

- July Beach party, Movie night, Halloween party, Sledding party and Easter Egg hunt, all a success.
- Replaced deteriorating fuel oil tank at the lodge
- Sealed windows and repaired roof at the barn

New Business

- Changes in Website and Data Base management
- Barn Committee Report
- Bylaw revision
- New dam inspection rules
- Beach water testing program

Announcements

- Kevin Hazel volunteers to assume Facilities Manager duties.

Upcoming Events

- Easter Egg Hunt 4-11-09
- Spring Clean up 5-16-09 (05-17-09 rain date)
- July Beach Party 07-11-09 (07-12-09 rain date) We are looking for volunteers!!
- Pinecrest Summer Movie Nights (dates to be determined)
- Fall Clean up 09-19-09
- Halloween Party 10-25-09
- Sledding Party (date to be determined)

Voting

- Bylaw revision
- Fiscal Year 2011 Annual Maintenance Fee
- Barn Option 1
- Barn Option 2
- Nomination and Election for PPOA Board of Directors
- New Associate Board Member Volunteers

Questions and Answers

Adjournment

2009 Annual dues will also be accepted at the door on the day of the meeting.

Lodge Rentals

Are you having a large gathering? Do you want to rent the Lodge? If you are a paid member, call Donna at 5027 to reserve your date.

Not a paid member? We can take your membership check along with the minimal fees below.

\$30 Lodge Usage Fee Per Day.

\$50 Cleaning deposit, refunded if left clean.

New to the Neighborhood?

WELCOME TO THE NEIGHBORHOOD!
THE PPOA WELCOME PACKET IS AVAILABE ON
OUR WEBSITE AT

[HTTP://PPOA.HUBBARDSTON.NET/PPOA-PACKET.PDF](http://PPOA.HUBBARDSTON.NET/PPOA-PACKET.PDF)

IF YOU HAVE ANY QUESTIONS OR COMMENTS,
PLEASE LET US KNOW. THIS IS YOUR
NEIGHBORHOOD.

WELCOME!

DATABASE MAINTENANCE

Do we have your email address? Is your name spelled right in our database? How about your address?

Please log onto the website and fill out the form on line. Or email your information to wducha8411@aol.com.

Not connected to the Web or Email? Please call Walter at 5441.

Pinecrest Property Owners Association Mission Statement

To promote and foster the recreation, relaxation, health and fellowship of the members, and to protect, maintain and improve the recreational land and open space in Pinecrest.

Pinecrest Property Owners Association
Box 123
Hubbardston, MA 01452-0123