

WELCOME To Pinecrest



www.ppoa.info

Last Updated October 2015

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A BRIEF OVERVIEW OF PINECREST

The Pinecrest community and PPOA Board of Directors would like to welcome you to the neighborhood. As a deed and maintenance fee paying property owner in Pinecrest you become a member and have full access to private Cushman Pond. With



a beautiful sand beach for swimming and access for boating and fishing, our pond is the focal point of the community. Above the beach there is a playground that includes swings and a basketball court. Also as a paying member you have access to miles of groomed hiking trails which wind through Pinecrest owned common land. Our lodge, located at 84 Bemis Rd is the site of the PPOA Annual Meeting as well as monthly board meetings, which are held on the first

Tuesday of every month. Meetings are open to

members and we encourage all to attend.

The lodge, with its beautiful

southern view



is available for member rental on a first come first serve basis, and is frequently used for parties, family gatherings, and small weddings. We hope this welcome package offers you a glimpse of what Pinecrest has to offer. As a full member you have an opportunity to help protect and preserve our unique community. Please check our website, and the entrance signs for upcoming

parties, gatherings and clean ups. It's a great opportunity to meet neighbors and have some fun.



WHY A PROPERTY OWNERS MAINTENANCE FEE?

Property owners in Pinecrest are required to pay an \$68 deed assessment fee annually. Payment of this fee gives owners voting rights at the annual Pinecrest Property Owners Meeting in May. In addition, there is an annual membership fee, currently \$100, due on April 1st of each year. This allows members use of the Cushman Pond beach, water access for boating and fishing, and rental of the Pinecrest Lodge.



This fee is our primary source of income and is necessary for maintenance, improvements and upkeep on our facilities. With the rising cost of repairs and liability insurance, the task of preserving our lodge and pond becomes more difficult. The \$150 maintenance fee is modest and reasonable considering the benefits it offers to our members, and it is absolutely vital to the preservation of Pinecrest assets.

Thank you for your support!

- The Pinecrest Property Owners Association Board of Directors



A panoramic view of Cushman Pond submitted by a neighbor just off of the pond



LODGE RENTALS

Lodge Rentals available to members in good standing; those who have paid yearly \$18 and \$150 fees. The lodge offers the following amenities:

- * Couches, chairs, end tables, non-working fireplace
- * TV , stereo
- * Kitchen with stove, refrigerator, coffeemaker, microwave, country table and chairs
- * Large folding tables and chairs
- * Restrooms
- * Porch with overhang and two large picnic tables
- * Beautiful southern view!

Lodge Rental Fees:

\$50 per day usage fee

\$50 security fee (refundable if cleaned and undamaged)

Contact PPOA rental agent Sherry Brooks

(978)-340-4602 or lodgerental@ppoa.info for availability