

THE VILLAGE



NEWS



Issue 14

Holiday Edition 2008

A Letter from the President

Dear Unit Owners,

The Board would like to extend a Happy Holiday Season to everyone! Another year is coming to a close and with it we have another year of memories, which reminds me of Bob Jeffrey & Jay Condon's quest for stories and photos for the book on Hideaway's history that they are compiling. As I read through some of the stories received already, I am deeply touched by the number of families who have raised multiple generations of children here. Each summer daughters and sons of the previous generation have made the choice to spend their summers with their extended families. As your Board of Directors, we are charged with the responsibility of enabling that to continue by allowing and encouraging new families to grow with the community.

At this time of giving thanks, I am always thankful and appreciative for our hard-working board of directors who volunteer their time to reinforce the lifestyle that we all have come to enjoy. In addition, as your President for the past four years, I have gone down roads I never thought I would travel and at times believed the journey very difficult but with your support, we have made great strides as a community...thank you to all of you who have helped us to learn how best to serve the entire village.

My message would not be complete without a big heartfelt thank you to both our Administrative Assistant, Pat MacLeod, who has become part of the fabric of our village with her welcoming smile and her helpful attitude and our General Manager, Fred Nordahl, who has been at the helm of this village for many years. His invaluable expertise and loyalty has helped our village to grow and flourish – we are all truly fortunate to have Fred & Pat on our Staff.

In closing, I thank you for your support of this board and hope that you all enjoy the happiest of holidays this season.

Debbie Wilson
President

Board of Directors News

The board had been discussing having a professional reserve study be done. It is recommended by condominium statutes. It is also recommended by the New England Chapter of Community Associations Institute.

So when we saw that a seminar was being held on just this topic, we decided it would be worthwhile to attend. Christine Green and Mary Andrews attended the one day conference in Providence, RI and gathered much useful information. They discussed many topics with members of other boards, associations and property managers.

As a result, we feel more confident in seeking a professional to do an assessment of our reserves and think it will be an invaluable tool for this and future boards.

Sewer Billing – One Bill to HVCA or 267 Bills to Unit Owners

Recently, the sewer commission met and voted to keep the current billing method for sewer use in place which treats sewer use as a utility much the same as water.

Previously, the town billed the association with one bill which was incorporated into the budget and billed to the unit owners (added to your common charges bill) based on the "C" factor as all other budget items. However, because sewerage is a utility used by the individual units just as water and electricity, several unit owners along with the 2003 HVCA Board of Directors went to the Town of Bourne requesting that the billing be generated to the individual unit owners. In 2004, the Town chose this 'fair' billing method and relieved the association of collecting \$96,000.

Due to one unit owner's interest in the former billing practice, the Sewer Commission suggested that we put the billing method to a vote at our next annual meeting. It is due to this request that we want to bring the facts to all the unit owners in order for you to have the information needed to make a well informed decision.

(Continued next page)

Sewer Billing Cont...

- ✓ Currently, all units are billed based on **usage**, not the "C" factor, with a minimum use rate and overages billed to those who go over the minimum usage.
- ✓ Any change to the current billing would impact the 2010 budget definitely but could possibly force a special assessment for 2009...best estimate would be \$160,000/year based on the current rates.
- ✓ Payments in default to the town bring a lien on your property due at the time you sell your unit, while common charges due to the association in default are subject to the "super-lien" law forcing units to foreclosure within the year.



Where's the Money?

Account Balances as of 10/31/2008

Operating account – Sovereign – \$ 9,590
Savings account – Sovereign – \$ 3,418
EBSB-MMA (LTA) Acct – \$ 105,311
Sovereign CD (LTA) – \$ 71,040
Mayflower CD (LTA) - \$ 83,351
TD BankNorth MMA - \$ 40,683

More financial information is available on the Hideaway website @ www.hideaway-village.com
It is password protected so that only interested Hideaway residents have access to this information. User name – hideawayvillage
Password – camphideaway

Important Numbers

Office Telephone – 508-759-6655
Office Fax – 508-759-9578
Maintenance:
Fred Nordahl- 774-313-9049
Website – www.hideaway-village.com
Office E-Mail – hideawayvillage@comcast.net

**You can receive your newsletter via e-mail.
Please send your email address to:
sylwhite@comcast.net.**



Notes from the Office

By Pat Macleod

Office Hours

Effective January 12th

Monday - Friday 9am-2pm plus the 1st Saturday of the month - the following Monday the office will be closed.

Notary Public Services Available

Notary Public services are available during regular office hours. Please be sure to bring identification with you. The service is free of charge for any unit owner.

**New Billing Procedure for 2009

Earlier this year, the Board of Directors received a letter from unit owner Jack Tirrell, suggesting that the association could save a significant amount of money by sending one bill with all the vouchers (three or ten for those on a payment plan) in one mailing instead of the usual three mailings (ten mailings for those on payment plans). Since the Master Deed does not require separate mailings, the Board agreed it was indeed an excellent cost-saving measure - with an immediate savings of \$350 in postage not to mention the time saved by Pat preparing, printing, stuffing & posting 267 invoices during January and February. The 2009 Common Charges Invoice and 2009 Budget was mailed on December 5, 2008 – payments will be due on the 1st of January, February & March according to our Master Deed unless you have sent a written request to the office to participate in the ten-month payment plan. We hope you will find this new billing procedure effective as well as efficient. For his great suggestion, Mr. Tirrell will receive a complimentary Hideaway t-shirt. Thank you again to Mr. Tirrell for this cost-saving idea.

Hideaway Bookshelf

At the suggestion of an avid reader, we now have a shelf devoted to the "most recent books." Thanks for the great idea. Also, thanks to a generous donation we now have an assortment of (VCR) movies available for young children.

As always, just come-in and help yourself!

Dropping off payments when the office is closed

We now have a locked-mailbox attached to the office for your convenience. Please be reminded, for security purposes, payments should *only* be dropped-off on a day when the office will be open for business.

When a tenant moves out of your unit, please remember to notify the office, so we can update our records, and keep a watchful eye on your property.

Office notes cont..

Summer Rental Information

If you are planning on renting your unit this summer, and would like it advertised in the next newsletter, please send your information to the office. Please include description, availability, price and contact information. The next newsletter will be out in March.

Newsletter for tenants

If a tenant rental agreement is on file in the office, your tenant will receive their own copy of this newsletter.



Maintenance

By Fred Nordahl

Exclusive use land clean-up: Please insure that your exclusive use land is cleaned up and your summer furniture etc. is stored properly.

Sewer system: Our Sewer Pump stations are operating well. Please be reminded not to introduce inappropriate item into the sewer system. Repairs to our sewer system can be costly. Please discuss this issue with your family, guests or renters.

Maintenance Projects: Fall clean-up of the common areas continues with the clean up of leaves and branches. The flower beds at the main entrances have been spruced up with additional plants that will sprout and flower in the spring. We expect to continue with the upgrades to the front entrances this spring and summer Split rail fencing repairs will be addressed again in the spring.

Trash and Recycling: Please insure that the Trash & Recycling Policy is adhered to. The Town still monitors the loads and could refuse our deliveries if cans, bottles and paper are found in the trash.

Neighborhood Watch: Winter is here and many units are left empty for the season, please be aware of any suspicious activities. Please call the Bourne Police (508-759-4453) if you notice any suspicious vehicles or activity in your neighborhoods. You can also report these events on the Bourne Police website at (www.bournepolice.com).

Unregistered vehicles: Unregistered or unattended motor vehicles are not allowed in the village. If your vehicle appears to be unregistered or unattended, i.e. expired inspection sticker, flat tires, broken windows, no plate sticker, it will be removed from the village at the owner's expense. All utility trailers, motor boats and boat trailers must be registered and identified. All unregistered or unidentified utility trailers, motor boats, boat trailers and dinghies will also be removed from the village.

"For Rent" signs: These signs must be located on your exclusive use land. Posting of the signs at the entrances is not allowed.

Smoke Detectors/Carbon Monoxide Detectors: Carbon Monoxide detectors are now required by the Town. Insure that fresh batteries are installed in your smoke and carbon monoxide detectors.

Dinghies: All dinghies must be removed from our beaches for the winter. Any dinghy found on the beaches will be relocated to the playground area.

COLD COLD COLD: We are now experiencing colder temperatures, especially at night. Please insure that your water pipes are properly protected. A ruptured water pipe could cause serious damage to your unit.

Winter Parking: If you park on the street, and we are expecting snow, please remember to relocate your car to a common parking area. It is difficult to plow snow through our narrow streets, especially if you are parked on the side of the road.

Recycling Procedures

The Town of Bourne mandates recycling. Please use the recycling stations or have your bins ready for pick up curbside on Wednesdays. Items to be recycled are as follows:

GLASS – Clear, green, brown, amber – in tact **bottles and jars only**. No broken glass, no mirrors, windows, ceramics, etc.

METAL – Food cans and beverage cans only – no paint cans or aerosol (spray) cans. Please rinse out to avoid insects.

PLASTIC – water & soda bottles, milk, water and juice jugs (not cartons), and plastic food jars.

PAPER – Newspapers, magazines, flyers, paper shopping bags, cardboard boxes, cereal boxes, etc. (please remove inside liners and flatten). NO pizza boxes please. All of these items can go in one bin, we only ask that you separate your paper products and place them in a plastic shopping bag to protect them from weather. If you are not using the recycling stations around the village and you need a recycle bin, please call the office and request one.



Dinghies on the Beach

by Sean Sylva

As all boat owners of Hideaway are aware, the Harbormaster tagged all dinghies anchored below mean high water (and some that weren't) this summer with a warning. The board met with Mr. Tim Mullen, (Town of Bourne Harbor Master) at a recent board meeting to discuss options for the future. Mr. Mullen told us that dinghies must be stored above mean high tide as per the Town of Bourne Waterway Regulations. He also stated that this was being enforced town-wide and that more frequent inspections will occur this coming summer.

The reason stated is protection of the shell fishing beds; but he also stated that the regulations require all boats (dinghies included) to be permitted or stored above mean high water. Currently, we have a waiting list for mooring permits so that solution is not viable. Mr. Mullen then presented us with three possible options.

1. Install dinghy racks for approximately 83 dinghies on our beaches. This option would require racks to be placed in three areas, A beach, D beach and F beach, as these are the only "beaches" that we have with areas above mean high tide. Racks in these areas would need to be a minimum of three boats high and ten boats wide to accommodate all the dinghies we have.
2. Install floating docks seaward of mean low tide where dinghies could be attached and retrieved. This presents a safety issue as these dinghies would be over most people's heads at high tide.
3. Installation of dinghy docks attached to the shore above mean high tide. If you recall this option was investigated a few years back and was found to be both not permitted and very expensive.

It is unclear at this time if any of the proposed options are viable at Hideaway Village. **(The BOD would welcome any input on this subject)** Mr. Mullen pledged to work with us for any permitting we would require to comply with this regulation, including helping us with Conservation Commission, moorings for the floats or docks, and moving moorings into a more grid-like arrangement. The current waterway regulation as was adopted on November 25, 2008. Section 2.1 reads:

"No person shall anchor, place or maintain in the waterways of Bourne any mooring, mooring outhaul, slip, or float that is under the jurisdiction of the Harbormaster without first obtaining a Mooring Permit from the Harbormaster. Such a permit shall be renewed annually. (Ref. Town By-Law 3.9.1). There are many new regulations governing the application, renewal, and waiting lists for mooring in the Town of Bourne. I highly recommend that any current and potential boat owners read and understand these new regulations so you don't risk losing your mooring or being removed from the stagnant mooring list. Additionally the mooring fee will be increased to \$ 70 this year. (a 40% increase).

Flood zone changes could have insurance impact

Submitted by Tony Durbano

SouthCoastToday.com

[October 30, 2008](#)

NEW BEDFORD — The federal government is in the final stages of issuing new maps delineating coastal flood zones that will affect insurance on homeowners and businesses. Officials from the Federal Emergency Management Agency, state and city made a 75-minute presentation and took questions from an audience of about 60 people Wednesday night at Fort Taber Community Center. FEMA oversees flood maps. It has been working for years on revisions to the maps for Bristol County and the changes will affect property in the city and surrounding communities along Buzzards Bay.

People asked questions and sparred with officials at the meeting, but it was after the formal presentations ended that the biggest buzz was heard as people crowded the back of the hall to examine large wall maps to determine the status of their property. Some found no change, some found they were in a lower-risk zone and could, in some instances, drop flood insurance, and others found their property in a location determined as having heightened risk and thus likely to have increased flood insurance costs.

As an example, an official said it is possible a heightened risk zone would cause a property to have its flood insurance cost increase from about \$1,000 a year to more than \$4,000. Federal flood insurance covers up to \$250,000 in loss per property.

Timothy S. Hillier of CDM, a FEMA contractor, said under the mapping revision process New Bedford is now in an appeal period that ends Nov. 24. Mr. Hillier said the new maps will take effect about six months after that. He said because some smaller municipalities have to adopt the new maps at Town Meetings, their process would in some cases continue to mid-2010.

Officials suggested residents concerned about planned changes contact the city Planning Department. In addition, City Planner David Kennedy said the maps would be posted on the city's Web site.

One important tip offered at the meeting: Property owners should determine soon if their zone is being changed to a higher risk in the revised maps and whether they are required to carry flood insurance. In those cases, a state official advised, homeowners would be wise to buy flood insurance before the new maps take effect. That way, they would get the lower rate based on the older maps—a lower rate they could keep in perpetuity. In addition, homeowners were told, if they sell their property they can transfer the lower rate to the buyer under the government's grandfathering clause, making the property cheaper to insure and thus potentially more desirable.



Recipe of the Month

From Kraft Kitchens

OREO COOKIE TRUFFLES



1 pkg. OREO Cookies, finely crushed, divided
1 pkg. (8 oz.) PHILADELPHIA Cream Cheese, softened
2 pkg. (8 squares each) BAKER'S Semi-Sweet Chocolate, melted

MIX 3 cups of the cookie crumbs and the cream cheese until well blended. Shape into 42 (1-inch) balls.

DIP balls in melted chocolate; place on waxed paper-covered baking sheet. Sprinkle with remaining cookie crumbs.

REFRIGERATE 1 hour or until firm. Store any leftover truffles in tightly covered container in refrigerator.

How to Easily Dip Truffles

To easily coat truffles with the melted chocolate, add truffles, in batches, to bowl of melted chocolate. Then use two forks to roll truffles in chocolate until evenly coated. Remove the truffles with forks and allow excess chocolate to drip back into bowl before placing truffles on prepared baking sheet.

Special Extra

Sprinkle truffles with colored sugar, sprinkles, nuts or drizzle with melted white chocolate chips or melted peanut butter chips in addition to or in place of the cookie crumbs.

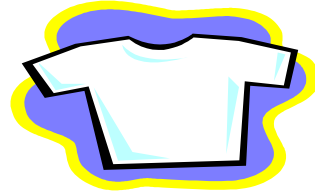
These are easy and fun to make...bring them to a party, give as a hostess gift or just enjoy them with a cup of coffee on a chilly day. They are delicious!!!

If you have a favorite recipe you would like to share, please send it via e-mail or mail to the address below.



Newsletter Information

Information for the next issue can be sent to:
sylwhite@comcast.net Or mail to: Sylvia White
28 Overlook Drive
Bellingham, MA 02019



Hideaway Logowear

Special Holiday Sale!

25th Anniversary Edition Logo Wear!

T-Shirts - \$7.00

Hats - \$7.00

Hoodies - \$15.00

Hideaway t-shirts, sweatshirts and hats are for sale in the office. These make great holiday gifts...

New Unit Owners



Unit 13A - Mr. & Mrs. Greg Halloran & Mr. & Mrs. Neal Carriker

Unit 29H- Ms. Charlotte Fuller & Mr. Allan Bache



GET WELL

Get Well wishes go out to Paul Hoines Units 31C who is recovering from major heart surgery. He wanted to let everyone know that he is resting at home and doing well. If you would like to send Paul a get well wish, his address is: 1438 Eldorado Parkway, Cape Coral, Florida 33914

Annual Hideaway Tree Lighting and Holiday Party

In an effort to conserve our natural resources, a live fir tree was purchased in the Fall and planted in Gresh Circle. This will be forever designated the Hideaway Christmas tree. On November 29th, the Hideaway tree was lit with colorful lights and ornaments. Many residents both permanent and seasonal attended the party given by Pauline Young in her lovely home (aka "the big house"). Guests enjoyed a variety of great food and drink as well as a visit from Santa Claus. This event also collected a large assortment of toys for the annual Toys for Tots campaign. Thanks to Pauline for her hospitality and everyone who attended this great event.

Hideaway Village Condominium Association
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Unit # 9S
Buzzards Bay, MA 02532