

THE VILLAGE



NEWS



Issue 15

Spring Edition 2009

A Letter from the President

It may be Spring, but the chill is still in the air, however, warm weather is just around the corner and warm sunny days will bring our seasonal residents back to the village.

Over the winter, the board has been involved in many activities that will affect our village in many ways; the Board has joined Condominium Associations Institute (CAI) which offers a bevy of information for condo associations including seminars and web sessions for board members and staff; Bob Jeffrey and Jay Condon have been working on "Hideaway's History" which is nearing completion and will be available soon to all unit owners; we now have a "Facebook" page – check it out and become a 'fan'; the Selectmen/Sewer Committee in the Town of Bourne has asked us to poll our unit owners for your opinion on how you pay your sewer assessment – individually or as part of your common area fees (details will be in a separate article in this newsletter); several moorings were released by the Dept of Natural Resources in March and 8 unit owners now have a mooring; the board has met with Tim Mullen, regarding the Town's ordinance to remove all dinghy's from the beach; and last but not least we have contracted with ARS to perform a 'formal' reserve study which will analyze our village in terms of future costs to maintain all of our infrastructure with ease.

Due to the 'down' economy, many more unit owners have taken advantage of our ten-month payment plan to budget their common charges. This alternative payment plan is available to everyone.

Our Annual Meeting will be here before some of us have 'unpacked' for the summer and I would like to remind you about the importance of attending. This year's meeting will be held on Saturday, July 4th. Your participation and input on matters that affect the village is vital. You make a difference - giving your proxy to another unit owner means that you are giving your vote away. We are committed to making our unit owners well-informed through this newsletter, our bulletin board, our website and now our new Facebook page.

In closing, I would like all of you to know it has been my pleasure to serve you as your President and I look forward to another rewarding season on the board.

Debbie Wilson

Board of Directors News

Some of the responsibilities of a board member according to the CAI are as follows:

- Fulfill their fiduciary duties to the community and exercise discretion in a manner they believe to be in the best interests of the community.
- Exercise sound business judgment and follow established management practices.
- Balance the needs and obligations of the community as a whole with those of individual owners and non-owner residents.
- Understand the association's governing documents, be familiar with state and local laws and manage accordingly.
- Conduct open, fair, and well publicized elections.
- Welcome and educate new members, owners and non-owner residents alike.
- Encourage input from residents on issues affecting them personally and the community as a whole.
- Encourage events that foster neighborliness and a sense of community.
- Collect all monies due from owners and non-owner residents.
- Attend and participate in monthly meetings.

Board members also have the right to:

- Expect owners and non-owner residents to meet their financial obligations to their community.
- Expect residents to know and comply with the rules and regulations and stay informed.
- Respectful and honest treatment from residents.
- Conduct meetings in a positive and constructive atmosphere.
- Receive support and constructive input from owners and non-owner residents.
- Personal privacy at home and during leisure time in the community.

Annual Meeting - Saturday, July 4, 2009

9:00 am Wareham Elks

Community-minded unit owners should consider volunteering their time on the Board of Directors – this opportunity is well worth your time & energy for a place many of you call 'home' even if only in the summer. Please submit your name, unit #, and a brief paragraph about yourself and which seat you are interested in by May 15th in order to be included on the Ballot in the Annual Meeting Packet. There are 2-2yr positions and 3-1yr positions available.

Where's the Money?

Account Balances as of March 31, 2009

Operating account – Sovereign – \$41,767.32
EBSB-MMA (LTA) Acct - \$133,004.16
Sovereign CD (LTA) – \$72,273.18
Mayflower CD (LTA) - \$84,341.47
Savings account – Sovereign - \$3,275.91
Savings account - TD Banknorth - \$104,596.81

A Note from the Treasurer

By Christine Greene

During these difficult financial times please be aware that your BOD is doing everything possible to keep the cost of maintaining our community down without compromising the quality of life we have become accustomed to. Thanks to our Administrative Assistant Pat, the office has been streamlined to a well oiled machine. Pat is a part-time employee who completes the administrative tasks for HVCA with efficiency and grace. Our new accountant Patricia Cobb, CPA has saved the association money while doing an exceptional job. We are currently getting reviewed financial statements annually as required by the state at no additional cost.

Attorney Marzelli's collection process is returning very positive results, which again saves money. Spring is here and Fred has the challenge of staying within his given budget and getting the job done to the satisfaction of unit owners. Fred is the only full-time employee of HVCA and is required to be on-call 7 days and nights a week for all maintenance issues. Your BOD members volunteer hours of their time every week reviewing information to cast their best vote when decisions need to be made. Please remain aware that this is your village and your BOD is always eager to hear your constructive ideas for improvement.



Notes from the Office

By Pat Macleod

Office Hours

The office will return to summer hours on June 29th. Monday thru Friday 9am-2pm and every other Saturday 9am-2pm (closed Monday following a working Saturday). *The office will also be open the Saturday before the annual meeting, June 27th for your convenience.*

Address Changes

When you return to the village, please stop into the office or, give us a call, so we can update your mailing address and current telephone number in our database.

Hideaway Bookshelf

We have lots of newly donated books and VCR tapes (pre-school age) available. Just stop in, browse the bookshelf, and take what you like. Or, drop some gently used ones off.

Lost and Found

A set of keys were found on Overlook Lane in February, please call the office if these belong to you.



Hideaway History

By Bob Jeffrey

Jay and I are close to completing the "History of Hideaway Village". We are waiting for 2 issues: Fires in the Village, the only ones we know of are the one on Baker's Lane several years ago, and the recent one at 4H. If you know of any others during the years, please send a note to the office. The second is information on the sea wall. Does anyone have data on when it was built, who did it, what materials and how much was used. Contact Bob Jeffrey @ sjeff96@aol.com

Bourne 4th of July Parade

The 3rd Annual Bourne on the 4th of July Parade will be held on Saturday, July, 4th 2009 at 10am in Buzzards Bay. Last year's parade was a huge success. If anyone would like to participate in this year's parade with a float or group of people walking applications and rules are available online at:
www.bourneonthe4thofjuly.org/paradeapp.htm

Increasing Sewer costs

By Sean Sylva

By now you have received your first bill from the Town for sewer usage. And, like me, all of you were horrified by the increase of \$121.00. The Town held a special sewer commissioners meeting on March 31, 2009 to explain to the public why there is a 20% increase over the previous year's bill. Of the nearly \$800,000 budget, over half are direct costs charged to Bourne by Wareham, and the Town of Bourne has no control over these costs. The remainder of the budget is for maintenance and operation of the towns pumping stations and, 729 individual grinder pumps. However, as you are aware, we maintain our own pumps and lift stations. The agreement the Town of Bourne has had with the Town of Wareham for many years expired this year. The towns agreed on a one year extension of the contract, and during this time Bourne is researching ways to broker a more equitable solution for its 999 sewer subscribers.

Several unit owners and Board members attended the March 31st meeting, the board members in attendance felt the town provided little in the way of answers and/or solutions to this problem.

One bill to HVCA vs. Individual Unit Owner bills

Anyone who purchased their unit within the last couple of years is only familiar with receiving an individual bill for sewer use. However, this has not always been the case. When the agreement with the Town of Bourne was first established in the early 1990's which included Hideaway in the new sewer system, it was agreed that the Village would get "one" bill. After many years, the Board of Directors and several unit owners lobbied the town to have individual bills sent to unit owners for sewer usage. The town agreed and the current billing system was established.

Recent economic instability has caused the delinquency rate on sewer bill payments to climb. At one point within the last 2 years, Hideaway Village comprised approximately 50% of all the towns' sewer delinquencies. Since the Town of Bourne is facing its own budget problems they are contemplating returning to one bill for the entire village system which would guarantee prompt and full payment by the association. Last spring, the Board of Directors attended a sewer commissioners meeting and the town agreed to a "trial period" of improved communication between both parties. The Association and the town work closely together regarding updates on unit ownership and address changes, in an effort to reduce the villages' delinquency rate. Both parties are pleased with the cooperation and information sharing and now Hideaway's delinquency rate more closely matches the rest of the town.

The town suggested that we put the issue of one bill to HVCA vs. individual unit owner bills on our annual meeting agenda in July.

Pros and cons of both systems.

One bill to HVCA: The town would divide the sewer budget by total connections to determine an individual rate. That rate (this year \$699) would then be multiplied by 270 units to arrive at "one" bill for the entire village of \$188,730 dollars. This amount would then be added to our budget and billed to unit owners in your common charges. The increased cost to each unit owner would be billed according to the "C" factor. Any overages in water consumption would increase the sewerage bill, and all unit owners would absorb the cost any overages.

Currently the collections of the delinquent sewer accounts in Hideaway are the responsibility of the Town of Bourne. Under the one bill to HVCA, the town would show no delinquent accounts, however, the association would be forced to add approximately 5% to the base bill to compensate for delinquent unit owners in the village. Our current budget would have to be increased by \$188,730 + 5% to cover the total cost of sewer usage for the entire village. An even more detrimental result is that the sewer bill would become part of the Common Area Fees, subject to our By-Laws and Master Deed which would require the Association to start collection proceedings in accordance with the super lien law. If the sewer bill delinquency in the village remains as it is, the Association would be forced to initiate collection proceedings which could result in foreclosure on approximately 40 units in one year. Currently there are 4 units in foreclosure in Hideaway whose sewer fees would become the responsibility of the association.

Individual unit owner billing: The town currently directly bills each unit, and each unit pays the same base amount of \$699.00 overage charges are assessed by reading the water meter and billing that unit owner accordingly.

With the current system of individual unit owner billing, like your other utilities, water, electricity, phone, cable, and even property taxes, the town bears the financial responsibility for collection. The town can add fines and collection fees to your bills, but cannot foreclose on your property for non-payment of sewer bills.

In conclusion, the Board of Directors encourages you to heavily weigh the implications of a one bill to HVCA vs. individual unit owner bills and how it would affect you and your neighbors. Please attend the annual meeting to voice your opinion.



Maintenance

By Fred Nordahl

Exclusive use land clean-up: Spring is here. It's time to clean up what the winter weather left behind. Please be considerate of your neighbors and clear your land of debris. Due to unit owner concerns regarding blowing brush, all yard waste should be put in paper leaf bags for curbside pickup.

Snow Plow Damages

It is inevitable with our narrow roads and oddly shaped lots that there will be some damage to driveways, lawns and edges left from winter plowing. Your patience is appreciated as we will be restoring areas as quickly as possible.

Sewer System: Our pump stations are operating well. Please be reminded not to flush inappropriate items into the sewer system. If you need additional reminder sticker, they are available in the office.

Maintenance Projects: Spring clean-up of the common areas is underway. The bulbs that we planted in the flower beds have started to come up. The pathways and stairways will continue to be worked on as will the split rail fencing. The winter ice storms have broken away some of the seawall stairs. These are in the process of being repaired.

Trash and Recycling: Please insure that the Trash and Recycling Policy is adhered to. Animals get into the trash when it is not in covered containers. Please put your trash in closed, marked barrels. Twice weekly trash pick up will resume June 29th thru Labor Day.

Safety: Please adhere to the speed limit postings while driving in the village. Be considerate of pedestrian.

Unregistered Vehicles: Unregistered or unattended motor vehicles are not allowed in the village. All unregistered or unidentified utility trailers, motor boats, boat trailers, and dinghies will be removed from the village. Please put your unit number on all dinghies left in the beach area or boats and trailers stored on common land.

Seawall: Please do not remove any stones (large or small) from the seawall. They are needed to insure the stability of the wall.

Carbon Monoxide Detectors: Carbon monoxide detectors are now required by the Town of Bourne. Insure that fresh batteries are installed in these detectors as well as your smoke detectors.

Dog Owners: Please remember to pick up after your dog. Also, dogs are not allowed in the playground area or on the beaches.

Street Sweeping: Sand will be swept off streets the week of April 20th, weather permitting. Catch basins will also be cleaned that week.

Major Trash Day: We will be picking up "Big Trash" June 13th. Some items such as large appliances (washers, dryers, refrigerators) ac units, mattresses, tires, etc. are charged by the item. Call the office for a list of all items that require a fee. As always, hazardous materials will not be accepted, these include paint, motor oil and other chemicals.

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), plastic food jars.

PAPER – Newspapers, magazines, flyers, paper shopping bags, cardboard boxes, cereal boxes, etc. (please remove inside liners and flattens,).

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.



PLEASE RECYCLE



Hazardous Waste Collection

A wide range of materials used in homes are considered hazardous. Generally, these products are oil, or solvent based, contain heavy metals such as mercury or are caustic materials such as drain cleaners. These can be identified by reading the label. If it says, *Danger, Poison, Warning* or *Caution*, the product may be hazardous to your health or may pollute our ground and surface water. These products should not be thrown away in your household trash. Barnstable County Hazardous Waste Materials program will hold several Hazardous Waste Disposal Days this summer and fall. Please be responsible and dispose of these materials wisely. Contact BCHMP at 800-319-2783 for more information.

June 20, 2009

9am-1pm – Falmouth High School

August 15, 2009

9am-1pm – Mashpee High School

October 17, 2009

9am-1pm – Peebles Elementary School, Bourne

Dinghies on the Beach

The Board met with Harbormaster Tim Mullen over the winter to discuss the dinghy situation. As you may remember, several dinghies were ticketed last summer for being at anchor on the beaches of Hideaway. Apparently, this is a problem throughout the Town of Bourne, not exclusive to Hideaway. Several options were discussed, but as of this printing, no solutions have been determined. The word from town officials is that dinghies left at anchor below the high water mark are subject to fine by the town. Therefore, all dinghies in Hideaway must be anchored above the high water mark away from eel grass and the seawall.



Hideaway Logowear

Show your Hideaway pride this summer! Get your T-shirts, sweatshirts or hat in the office. Great colors, lots of sizes and reasonable prices.



Rentals

Unit 4C - Horseshoe Lane - 3 season rental. Two bedrooms and loft, modern kitchen, clean full bath, 2 TV's with cable, front deck with furniture and grill, parking for 2 cars. May & June –negotiable July and August \$550/wk, September & October negotiable. Call 617-435-7161.

Unit 11C – Horseshoe Lane – Water view, sleeps 6, includes full size refrigerator, microwave, gas stove/oven, 27” flat screen TV with cable, A/C, grill, coffee maker, patio furniture. Parking for 2 cars. \$750 week (negotiable) Call Margaret at 781-593-7319 or 617-515-5106.

Unit 23D – Waterfront cottage, completely furnished, linens, towels, cable tv, beach chairs, umbrella, etc. \$600 week, call 508-759-6982 or 508-586-8099

Unit 46 D- 2 bedroom water view , available June-Aug \$750 /week call Paul/Jane at 508-634-1212.

Unit 61D- Water view with deck sleeps 4 available June-Aug \$650/week call Paul/Jane at 508-634-1212.

Unit 64D - Summer Rental, 2 Bedroom Cottage, sleeps 6, a/c, heat, parking for 2 cars, deck, cable, internet. Short walk to beach. \$600/wk call for details, 508-230-0046 ask for Rich.

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



Congratulations to Jodi Teachout (unit 1E) and Matt Pineau. The couple was recently engaged at Walt Disney World in Florida. A summer 2011 wedding is being planned.

Congratulations to Brian Wilson (14A) and Vanessa Anderson who were recently engaged and are planning an August 22, 2009 wedding in Rutland, Vermont.



Recipe of the Month PISTACHIO CAKE

1 White Cake Mix
2 pkgs instant pistachio pudding
4 eggs
1/2 c. oil
1 c. club soda

Combine all ingredients.
Mix at low speed for 1 minute.
Scrape bowl.
Mix at low speed for 2 minutes.
Pour batter into a greased pan (bundt pan).
Bake at 350 for 45 minutes.
Turn off oven. Leave cake in oven for 15 more minutes.
Remove from oven and cool.
Remove cake from pan
Sprinkle on confectionery sugar.

For a lightly greased 9 x 13 pan, bake for 30-40 minutes. Cool in pan, cut into squares.

* 1 cup walnuts, pecans or shelled pistachios, chopped and lightly toasted may be added for extra crunch.

* Also great with icing (1 c. conf. sugar and 1 tbs lemon juice)

ENJOY!!!

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



In an effort to conserve paper and save money on postage, you can receive your newsletter via e-mail. Please send your email address to: sylwhite@comcast.net.

Newsletter Information

If you would like to add something to the next edition or wish someone a Happy Birthday, celebrate an engagement, marriage or birth, or just have a comment or question, please contact me by e-mail at: sylwhite@comcast.net

Or mail to:
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"Captain Hideaway welcomes you to Hideaway Village"

*Photo by Jack and Sue
Unit 11S*

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