

Echo Hill South Association News

Echo Hill South Association Annual Meeting

You are all invited to the annual meeting of our homeowners association, which will be held **TUESDAY, MARCH 24th**, 7:00 PM at the **IMMANUEL LUTHERAN CHURCH HALL**, 867 N. Pleasant St. (just north of the UMass School of Education).

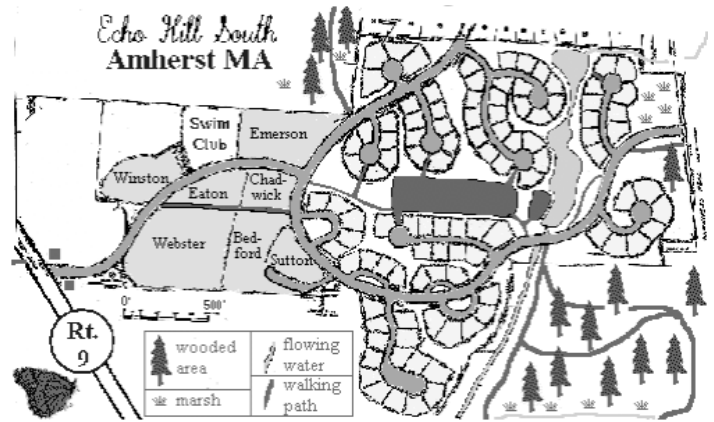
This is your best opportunity to learn about the activities of the Board of Directors in preserving our common lands, our attempts to dredge the pond, and our evolving views on the covenants and restrictions that guide the cutting of trees and architectural changes. We value your comments and ideas and hope most of you are able to attend.

The Echo Hill South Association was created by developers in 1967 to preserve and foster the values and amenities of our unique planned residential community; to maintain, administer and preserve the common lands; to enforce the covenants and restrictions voted by the members; and to encourage, foster and participate in social activities of the members. The governing body of your Association is its Board of Directors consisting of four officers and six additional Directors.

Each year 10 of your neighbors volunteer to serve on the Board to oversee these activities. We meet once a month for one and a half hours to discuss items such as complaints by members of the association, egregious violations of the restrictions, the recent problems we have had in the state's re-classification of our ponds as vernal pools, renewing the liability insurance for the common lands, and paying the town's taxes on our common land. We have relied on the continuing service of several "old timers" whose dedication we appreciate. We need, however, some "new blood" with fresh ideas and a vision of the future of our special neighborhood. We hope that some of you might be encouraged to join the Board or one of the standing committees.

We have an Architectural Committee to inspect and approve tree cutting and architectural changes, a Grounds Committee to maintain the common lands and insure that the town repairs broken street lights, curbing, and potholes, and to pressure the town's Department of Public Works to trim overhanging or to cut dead trees on the town's properties. The Grounds Committee is also responsible for negotiating with landscapers regarding the mowing of grass and weeds on the field and verges and assisting in the planting of attractive flowers and bushes at the entrances to our streets and on our cul-de-sacs. Finally, we have reactivated the Ponds Committee whose main activity is to conserve this natural resource and to take steps to prevent it from silting up and turning into a swamp.

If you are a condo owner and wonder what benefit you get for your dues, especially since each group of condos has its own association, a word of explanation is needed. When Echo Hill South was built in the 1960's, it was developed as a PURD [planned unit residential development]—the first in Massachusetts. The idea was to cluster homes and apartments around vacant common lands which acted as buffers between structures and for recreational use. The apartments were included as part of Echo Hill South design, and the owners became members of the



Visit our website: <http://ehsa.blix.com/>

association. Later, most of the apartments were converted to condominiums, but the owners are still under the aegis of our association.

Your benefits as condo owners, although somewhat different from that of the home owners, include your ability to use our recreational areas (e.g. the ponds and the field), serve as recipients of our attempts to induce the town to maintain our common roads and verges, enjoy the benefits of having attractive homes and vegetation adjacent to your dwellings, and enlist a powerful ally with your own associations to control problems, such as the noise and illegal activities occurring in the Echo Village Apartments. We have always had representatives from the condos serve on our Board of Directors, providing valuable input from this contingent of our membership.

The Board of Directors needs new volunteers, especially younger residents, to carry on these activities. Please attend the annual meeting to show your support, or call one of the current board members for information. Much of this information is on our Echo Hill South website: <http://ehsa.blix.com/>. Copies of the forms for tree removal requests and architectural changes can be found there, as well as our bylaws and restrictions, agenda for meetings, list of Board members, etc. A history of Echo Hill South has recently been added to the website. The complete historical files of the Association were recently donated to the Special Collections Department of the Jones Library, where they are available for anyone to view.

Special thanks to Tom Garbett of Hickory Lane and others like him who have dug out fire hydrants, sewers, and leveled snow banks for better automobile visibility. We cannot rely on the Town to do these tasks in a timely manner. Your help in keeping sewers unblocked and hydrants clear of snow would be much appreciated for safety reasons.

e-newsletter: At the request of some members for more frequent communication regarding issues in our community, the President collected e-mail addresses at our last annual meeting to be used to send out a periodic e-newsletter to those interested. A total of 3 were sent out last year. We hope to make this on-line newsletter more regular in the future and invite all of you interested to send your e-mail address to proulx@anthro.umass.edu. if you wish to be included. In addition to news and timely notices, we hope to include the minutes of our monthly Board meeting if we can do so without violating the privacy of all concerned. You may also submit items you feel should be disseminated to the membership to the same address.

Your bill for the 2009-10 dues will be mailed in early April, after the Annual Meeting and is payable upon receipt. Members are gently reminded that if dues are not paid before the end of the Fiscal

Year, March 31, 2010, the property becomes officially in arrears and is moved to a special action category which not only means more work for our Treasurer but, and more important, means the probability of penalty and legal fees for the delinquent members.

ANNUAL MEETING AGENDA 2009

1. Minutes of Previous Annual Meeting (2008)
2. President's Report
3. Treasurer's Report and Proposed 2009-10 Budget
4. Architectural Committee Report
5. Grounds Committee Report
6. Status of the Pond Reclamation Project
7. Election of Officers
8. Election of Board Members
9. New Business

2008-2009 Officers

Don Proulx (Mary Jean), President
 11 Laurel Lane **256-6751**
proulx@anthro.umass.edu

John Donahoe (Millie), Vice President
 15 Red Fox Lane **253-5003**
jwdmjs@comcast.net

Hubbard Smith (Linda), Treasurer
 66 Stony Hill Rd. **256-6020**
hmsmith@amherst.edu

Eric Einhorn (Kirsten), Secretary
 11 Red Fox Lane **256-8258**
ehorn@polsci.umass.edu

Board Members

Joe Kunkel (Gerda)
 74 Stony Hill Rd. **253-3391**
joe@bio.umass.edu

Harry Brooks (Paulette)
 32 Hickory Lane **256-8831**
holdhambrooks@comcast.net

Sally Malsch (Wilfried)
 12 Emerson Court **253-5250**
sally@sallymalsch.com

Joe Ayres (Sheila)
 7 Laurel Lane **256-6939**
joeayres@psych.umass.edu

David Triozzi (Jackie)
 80 Stony Hill Road **unlisted**

PROPOSED 2009-10 BUDGET

The following proposed budget will be voted at the Annual Meeting on March 24. Comparison figures with this year's budget plus actual income and expenses will be available at that time. This proposal is for the Fiscal Year April 1, 2009 to March 31, 2010.

<u>INCOME</u>	
Dues 247 X \$45	\$11,115.00
Back Dues and Penalties	265.50
Use from Surplus	<u>241.50</u>
	11,622.00
<u>EXPENSES</u>	
Annual Report Fee to Cmnrwlth. of Mass.	\$ 20.00
Annual Brush Cleanup	1,600.00
Building a Sense of Community	100.00
Copy Services	175.00
Grounds and Tree Work	700.00
Insurance-Board+Common Prop.Liability	3,500.00
Legal Fees	600.00
Miscellaneous	100.00
Mowing Fields and Road Verges	3,000.00
Postage + Mailing Supplies	300.00
Post Office Box 3463 Rental	45.00
Real Estate Taxes-Amherst	75.00
Real Estate Taxes-Pelham	12.00
Savings Account, for Ponds	1,245.00
Street Grants	100.00
Welcome Committee	<u>50.00</u>
	\$11,622.00

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ADDRESS SERVICE REQUESTED

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 Amherst, MA 01004