

SPRA

april 2009

s a b b a d y p o i n t r o a d a s s o c i a t i o n

Dear Neighbors:

At our Annual Meeting last August, we voted to continue the standard assessment for residential road dues at \$250. Assessments are due on **May 15, 2009**, and the invoice is enclosed.

Late in the fall, a large load of trash was dumped on the side of the road by the gravel pit. The trash included windows and porcelain bathroom fixtures, which broke apart and created an even bigger mess and a hazard. This is unacceptable behavior and should be reported to the Windham Police if observed. Thanks to TJ and Janelle Goff for cleaning up what they could—they removed a full truckload of trash!

This past winter has been a difficult time for the road with lots of snow, plow traffic and frost heaves. As this is being written, it's a bright sunny day with temperatures in the mid 30's and a slow melt of the snow is taking place. I even spotted a patch of grass!

As the road ages, maintenance, repairs and repaving are needed. Unfortunately, the costs associated with this keep rising. Given the current economic climate, it is in our best interests to aggressively maintain the road. We are looking at a spring cleanup of sand and some repairs to particularly troublesome areas.

Last year, the SPRA Board did a complete research of each property on the road and applied the dues criteria specified by our bylaws. This resulted in some very obvious (and some not quite so clear) assessments of dues. A spirited discussion took place at last year's annual meeting, and at virtually every SPRA Board Meeting since. The result is the "Walker" amendment to our bylaws (please see other side). A vote on adopting this amendment will be taken at our 2009 Annual Meeting.

The Annual Meeting will take place on Sunday, August 23, 2009.
(Look for a sign on the road as to the location in the weeks prior to the date.)
Mark your calendar and please make every effort to attend.

ON ANOTHER VERY IMPORTANT NOTE, a noticeable increase in the speed on the road has caused major concern among many residents. Speeds in excess of 40 mph have been observed. Be especially watchful of the runners, walkers, bikers, kids, and animals along the road.

Other information:

- The road is now posted for heavy loads. As soon as the ground becomes stable, we will lift the posting.
- As the snow clears, we should find a litter free road – many residents work to keep it that way and it sure looks better. Let's all help out by picking up litter when we see it, and asking our fellow road travelers to respect our neighborhood.
- Last Spring, Whitney Tree Service sprayed clusters of properties in our neighborhood for gypsy moths for a very reasonable price. The spraying also reduced the mosquito population! If you are interested, discuss this with your immediate neighbors and determine if you want to be sprayed as a group for a discounted price. You can call Whitney Tree Service at 657-3256, and inform them that you are part of SPRA. This needs to be done soon! In order to be effective, the spraying must take place in the Spring, and Whitney gets booked quickly.
- If there are any residents who want to join or assist the Board, or if anyone has a question or concern, feel free to give us a call.

Thanks--



Jeff Wilkinson, *SPRA President*

SPRA BOARD MEMBERS:

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Proposed Addendum: ASSESSMENT

RESIDENTIAL:

Every residential property owner shall pay at least one full assessment.

Any residential property owner who, based on appropriate zoning ordinances, owns and operates a “cottage industry” which DOES NOT generate any employee or customer traffic, and whose tools of the trade ARE NOT visible from the road, will be subject to one full assessment.

Any residential property owner who, based on appropriate zoning ordinances, owns and operates a “cottage industry” which does generate employee or customer traffic, or both, and/or whose tools of the trade are visible from the road, would be subject to an Additional 100% or 2X Residential Rate.

For the purposes of road dues assessment, properties titled in one, or both names of a legally married couple are considered the same.

Any residential property owner who acquires a second parcel of land, ***or who owns separate lots that are contiguous to their home***, and which ***are*** used solely as part of their family homestead, even though it may house a garage or other structure shall not be charged an additional assessment.

Any residential property owner who acquires a non-contiguous parcel of land (lot) which is vegetated and without structures or improvements of any kind and which does not fall into any other assessment category shall pay an additional assessment equal to 50% of the annual Residential assessment.

RESIDENTIAL/MULTI-UNITS:

Any property owner with multiple dwelling units on a lot shall be charged an additional full assessment for each additional occupied dwelling unit which houses residents/tenants for any amount of time in any calendar year.

(For the purpose of this Section “dwelling unit” shall be described as any living quarters, such as an attached or detached apartment or home, i.e., garage with an apartment, house with an apartment, free standing home, trailer, or other enclosure etc. deemed capable of housing individuals.)

COMMERCIAL/NON-RESIDENTIAL:

Any property owner of a lot which is zoned Commercial Use by the Town of Windham, and has access to the road, and if said lot is used for commercial (non-residential) purposes shall be charged an assessment based on the following schedule:

OFFICE USE - Where traffic is limited: 2X Residential Rate

RETAIL USE - Where traffic is limited: 2X Residential Rate

WAREHOUSE/LIGHT INDUSTRIAL - Where traffic is limited to non-commercial vehicles and/or light duty personal trucks or cars: 2X Residential Rate

CONSTRUCTION/HEAVY CONSTRUCTION/HEAVY INDUSTRIAL - Where traffic includes, employee and/or subcontractor traffic, dump trucks, heavy equipment and/or other earth moving or construction vehicles and/or equipment: 3X Residential Rate.

If it is determined that a conflict exists between assessment categories, the more stringent policies shall apply in all cases.

If it is determined that a particular property does not appropriately fall into any listed category, the Board shall meet and determine a specific rate for the new category and that category will be added to and become a part of this Addendum 082706, and a new addendum shall be published.