



Lakefield Farms

South Sandwich MA 02563

Newsletter, February 2025

February:

February is the month
With the least amount of days
Although it is the shortest month,
It's special in many ways!

We celebrate the ones we love
And send them a bouquet
With lots of heart shaped candy
When it's Valentine's day!

anon



Holiday Party:

The Trustees hosted a Holiday Party on December 5. We had thirty or more folk came and joined us with a beverage and some finger food. Some of the "Usuals", of course, as well as some newcomers to Lakefield Farms. Thank you coming to say "Hi". And thank you to the Trustees for such a fine "Do".



*Some of your
neighbors enjoying
the Holiday
Party.*

The Big Story, continues:

The wheels of government, and, apparently environmental engineers, run slowly. We engaged said engineers to survey the deck project and they have yet to start work. The contractors cannot give us an accurate quote until they know what the job is going to be. And it is the environmental engineers that give them their instructions; so we are in a waiting game at the moment.

Not everyone has paid the \$200 special assessment, so we continue to work on that aspect so that the burden of the total cost does not fall on just a few. Please remember that the clubhouse belongs to you through the Trust. You benefit by it, not least, because it maintains value in your property. So, please, if you haven't paid the mandatory assessment the burden falls on others, your neighbors. If you are not sure, please request a copy of your invoice.

Don't forget, go to the Residents page (It is password protected) to see the status of the deck fund and of our operating budget and expenses. Just send me an email (lakefieldfarms@comcast.net) to request the username and password to this page.

Water Craft:

Most of the watercraft have been taken. Thank you. Boats that remain may have to be removed in order for the snow plows to operate safely. If you have difficulty in removing your boat, please let me know so we can help.

You can return your boat after March 31, 2025. You have to be a fully paid member of Lakefield Farms Trust and you must re-register your watercraft before storing it on the property. You can download a registration form from the website.

Financial update:

Three years ago, we counted over 50 of our homeowners were two years or more in arrears in paying their annual assessment which amounted to about \$50,000. We see quite a different picture now as follows:

- Delinquent funds (2 or more years in arrears) is now about down to 17 homeowners who owe a total of \$17,377
- 4 of those are on a payment plan
- In addition, 53 have not paid the Deck rebuild assessment, and of those, 17 have not yet paid their 2024/2025 annual assessment. The total amount still owed to Lakefield Farms is approximately \$32,000.00.

Unfortunately, in order to encourage some homeowners to pay what they owe, we have been forced to file for a court decision in the matter. Currently, two home owners are pending a court hearing.

If you owe your current assessment, deck assessment or back assessments and you would like to arrange a payment plan, please contact me on lakefieldfarms@comcast.net

Seasonal Renters, Update:

Last year our Seasonal Renters program seemed to work so we will do it again in 2025. If you plan to rent your home on a seasonal/temporary basis for vacationers, you must register your home. This is so the gate attendants know who they can admit to the grounds and who not to. A registration form can be downloaded from the website. You need to instruct your renters that they may use the beach area for a cash fee of \$25 per calendar week, payable to the gate attendant upon their first visit. Also, you should avail them of the LFT ground rules. A Rules sheet can be downloaded from our website.

Please note that if you do not register your home as a Seasonal Rental Property, your renters will be unable to use the LFT grounds.

Grounds Maintenance:

The Fall clean-up was completed in December. Our landscaper informed us that this year saw more autumn leaves than usual. But the grounds certainly looked much better for the work. We were able to secure a better deal for snow removal this year, so, if this winter is as mild as last year, we should save some money – always a good thing. I will say, for fear of repeating myself, if you haven't removed your watercraft it could easily be damaged by a snow plow.

To Answer a Question:

I am frequently asked “Why do we charge interest on delinquent accounts?” usually from folks who are in arrears. I, of course, am pleased to give them an answer. But, I thought that most of our homeowners never get charged with interest and, therefore, never ask the question. Even so, the fact that we do charge interest on delinquent accounts is good news to those who are not in arrears. I hope that makes sense. There are two basic reasons, here is the explanation:

The First reason is a practical one. There is a cost to keep sending out reminders as follows; The simple cost of mailing out monthly reminders is a consideration in our budgeting process. The cost of the stamp, the envelope, the paper and ink can be significant. The time to create, print invoices and stuff the envelopes and write letters also mounts up. Currently some 70 homeowners are delinquent or, at least, late with their payments. The cost of sending monthly reminders to 70 homeowners amounts to approximately \$150.00. The burden of this cost, each month, falls on those who pay on time; namely, you

The second reason is, of course, to encourage homeowners to pay their bill on time and, just as important, it lets those who do pay know that we have a tool to mitigate them holding too much of the burden.

A New Idea:

We have many family businesses being conducted from Lakefield Farms homes. So we thought of the possibility of helping out a little. So, here’s the idea:

We would make available one page of the newsletter for up to eight qualifying advertisements of Lakefield Farms based businesses. Those advertisements would also be published on our website. To qualify, the business must have Lakefield Farms as its primary address. The advertisement would run for a calendar year for a small fee and could be renewed annually. Each advertisement would be a facsimile of your standard business card (or similar logo) that must show the business address. An example of the page is shown below (Showing my own business card).

So, this is just a poll to see if there is any interest in this. If you are a local business and would like to participate in in this program, please let me know.

Your Local Businesses

Colin R. Towers

Flight Instructor
Introductory Pilot Instructor
Contest Director
AMA 3655
crtmmac@gmail.com
www.discoverflying.org
crtmmac.wixsite.com/myphotos
lakefieldfarms.org

20 Old Fields Rd
Sandwich, MA 02563
Mobile: (978) 505-8757
Home: (774) 521-3563

Airfield Location:
Cape Cod Airfield, Rt 149
Marstons Mills, MA



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