



# Lakefield Farms

South Sandwich MA 02563

**Newsletter, August 2025**

## **Sunlit Reverie:**

Golden rays in fields of green,  
Where daisies sway in bright array,  
Dreams unfurl in summer's sheen,  
Beneath the warm, mid-July day.

Blue skies paint the world so wide,  
Laughter echoes, light as air,  
Children play and rivers glide,  
Midsummer's spell is everywhere.

Butterflies on petals rest,  
Birds sing sweet in sunny glee,  
Nature wears her vibrant vest,  
A tapestry of light and spree.

Time seems still, the day prolonged,  
Sunlit hours stretch and gleam,  
In this reverie, we belong,  
Carried on a golden stream.

unknown



### ***Summer Cookout:***

The Trustees had organized a Summer Cook-out. The date was July 19 and we asked for folks to let us know if they would attend. Just so we could get the right amount of food. One, maybe two people responded, so we had to cancel the event. Too bad.

What confuses me is I hear from homeowners all the time about the fact that there used to be steak dinners and cook-outs at the clubhouse and why don't we do that again when we do.

Please feel free to contact us (The Trustees and me) on [lakefieldfarms@comcast.net](mailto:lakefieldfarms@comcast.net) and let us know if you are interested in events like this at the clubhouse.

### ***So, What about the Deck?:***

We have engaged a contractor and paid a deposit. The rebuild work will start in October, on or around the 6<sup>th</sup> and it should take about 3 weeks to complete. There are still 31 homeowners who have not paid the deck assessment which means we are still a little short. I will be focusing my time over the next few weeks on solving that. While we are that subject, there are still 51 homeowners who have not paid this year's assessment and are relying on the rest of

### ***Water Craft:***

There are more watercrafts on our racks than I have registered. So, if you have your craft racked at the clubhouse please make sure it's registered and that it or it may be disposed of. Registration is for your protection.

### ***The 2025 Annual General Homeowners Meeting:***

Lakefield Farms Trust's (LFT) Annual General Meeting was held on May 24, 2025. 24 people attended which was a little bit disappointing since last year we had more than 50 attendees. However, the meeting was quite dynamic.

Colin Towers (Office Manager) started by introducing the Trustees and Staff and described their roles and responsibilities. Colin explained the existence and role of the Trust in some detail and emphasized the need for homeowners to pay their assessment fees on time. Significant time was spent on covering the spending in fiscal year 2025 which ended on May 31, 2025 and on the budget for fiscal year 2026.

Colin presented the state of the LFT business which sparked a number of questions. One being from a member who identified himself as a previously delinquent homeowner. He suggested that LFT methods were inhuman because it would likely end up with a decision in the courts, and that this member perceived that he was being singled out. Colin explained the process that is applied to all members who owe past fees. This method utilizes multiple letters or emails offering a payment plan with the letters or emails including evidence such as invoices and statements. If the member does not respond we suggest the use of the district courts. This process is applied to all such homeowners without prejudice.

Colin also explained the additional cost to all members as a result of homeowners who do not pay their fair share. It was noted that in the past three years, 39 home owners have been addressed in this manner and who have settled their accounts. The process applied to this homeowner was not singular.

Colin presented project and funding reviews of the deck project which drew few questions.

Jill Towers (Trustee) described the upcoming summer luncheon party on July 19 from 11:00 to 2:00 and Jill also mentioned that we hope to have a Halloween party for children in the fall and would appreciate volunteers (Parents) to help. We are also hoping for a Holiday party in early December. Jill presided over the door prize raffle and three lucky homeowners won the following \$50 gift cards:

Centerville Pie Company  
Café Chew  
Scenic Roots

Ron Larrivee (Trustee) retired after 3 years of service. Ron accepted a nomination to serve for another three years. The attending homeowners voted for Ron to serve as trustee for three years with no dissenters.

Light refreshments were served.

### ***Water Quality:***

We engage the town of Sandwich to test the lake water at or near our beach every week. Early in July we receive a warning of excessive levels of e.coli. The procedure demands a re-test the following day which showed safe levels in the water. We suspect an errant test was the issue. Lakefield Farms policy in the event of excessive levels of e.coli is to close the beach which we did for one day.

The pond water level is unusually low. As a result, it is considered unsafe to install the swim dock.

### ***Security:***



Our security system is pretty basic and simple. Yet, it is extremely important. Our 263 homeowners are required to pay an annual assessment fee in order to cover the expenses of operating the Clubhouse and the recreational facility. When a home owner fails to pay, the burden of that person's commitment fails to encourage homeowners to pay their dues, we restrict access to the facility to those who do not pay, as you would expect. Our security system is designed to enforce that policy. The combination code to the boat ramp and parking lot is given to only those who have paid their dues.

So, if a good neighbor says to you, I have forgotten the combination to the padlock, what should you do? I know it's ~~tempting~~ <sup>tempting</sup> to refuse to give that information. Instead, ask them to call me on 978-505-8757. If they have paid, I will be glad to give them the code. If you provide the code to a neighbor that has not paid, you are costing yourself and all you Lakefield Farms neighbors more money. For more information on our security policies, please contact me on [lakefieldfarms@comcast.net](mailto:lakefieldfarms@comcast.net)

## What's it all For?:

At the moment, the Clubhouse provides family parties and events; it is to be of an extension of your own home when you have more family members, friends and acquaintances than your own home can accommodate. Also to the homeowners a "Private" and year round tenants of Lakefield Farms. Of course at these private events you can serve food and alcohol just as you would in your own home but, what this means is that we cannot conduct any public events, nor can we charge admission to those events or sell alcohol and we cannot have overnight accommodation. We do not carry insurance for such things nor do we hold a liquor license.



### ***Landscaping:***

In July, we noticed that the entrance-ways had not been landscaped and were looking pretty bad. I contacted our landscaper and he informed me that in June their depot suffered a major fire which destroyed most of their equipment and one staff member suffered major injuries. At the time of writing this, the landscaper informed me that the entrance-way would be landscaped within the next week. I indicated to the landscaper that we wished the employee a full and speedy recovery.

### ***Our New neighbors:***

Ask any local realtor and they will tell you that homes in Lakefield Farms are very desirable; largely due to the availability of our clubhouse and recreational facility. I notice quite frequent sales of homes, but I sometimes don't get to know who the new homeowner is. I would like to ask you to please let them to come and take a tour of the clubhouse and grounds.

So, do you have a new family in your street? If so, It would be nice to mention us and give them my email address and phone number ([lakefieldfarms@comcast.net](mailto:lakefieldfarms@comcast.net), 978-505-8757) and suggest they contact me. Thanks for your help in this