

Hammond Acres Club, Inc.
Winter 2024

Greetings to members of the Hammond Acres Club,

This letter hopes to find you well, and collects some news items from 2023. It also serves as the **OFFICIAL NOTICE OF THE ANNUAL MEETING ON SATURDAY, AUGUST 3, 2024.** Please read the minutes of the annual meeting in August 2023 and the enclosed 2024 calendar.

2023 had fewer disruptive events than other recent years. Volunteers maintained the roads to the satisfaction of the town of Goshen for snow plowing. The Hammond Acres Watershed Committee continued valiant mechanical removal of invasive species on land and in the water.

Weekly water tests did not record any E. coli counts high enough to close the beach in 2023. The beach did close briefly in July of 2021 with heavy back-to-back rainstorms washing naturally occurring E. coli bacteria into the pond. We do not think that fertilizer or failing septic systems were a major cause, though we must monitor those factors affecting water quality.

Sadly, we lost three members in 2023, all of whom died in November: Russ Gibson on 11/1, Ron Rehor on 11/2, and Patricia Hurzeler in the first week of November.

The Hammond Acres Water Corporation engaged Steve Rida to take over maintenance and repairs from Ron Rehor. When Steve opened the system in the spring of 2023, the storage tank showed numerous leaks. Working with Joe Silverman and an engineer, Steve installed two new storage tanks on 9/8/23. Water lines still have some leaks, which can be repaired in the spring. Aging lines will need replacement in coming years, at an added expense to users of the system.

The HAC board has proposed three amendments to the bylaws. Changes to the bylaws must be approved by a two-thirds affirmative vote by members attending a meeting of the corporation, and must be announced in the final notice of the meeting. The next meeting scheduled is the regular annual meeting on Saturday, August 3, 2024. This letter is the “official” notice of the annual meeting. Another “final” notice will only be issued if necessary.

Here are the sections of the bylaws that will be considered at the annual meeting, with the proposed amendments inserted and underlined. The first two proposed changes expand the definition of membership under Article III. The third proposal restricts to two the number of owners of the same property who can serve on the Board of Directors at the same time.

* * * * * (Start of bylaws existing text and proposed additions) * * * * *

ARTICLE III. Membership, Dues, Voting

1. The membership of this Club shall at all times consist of:
 - a. Owners of real estate situated at Hammond Acres, Town of Goshen, Hampshire County, Massachusetts, as shown on Plan of Hammond Acres, recorded with Hampshire County Registry of Deeds, Plan Book 49, Pages 40 and 41; Plan Book 50, Pages 2, 3, 20, 21, 24, 25,

26, and 27. Spouses of owners and adult children whose official residence is the same as the member's residence shall also be considered members.

b. Subject to the further requirement that said owners must be (1) natural persons or trusts whose beneficiaries are natural persons, or other entities approved for membership by the Board of Directors; and (2) in good standing with the Club, as indicated in the recording thereof by the Treasurer or Clerk of Hammond Acres Club, Inc.

2. Each member in good standing shall be entitled to one vote at the annual meeting, and at all regular and special meetings of the members, subject to the following qualifications:

a. Each member shall be entitled to only one vote, without regard to the number of dwellings or unimproved lots that member owns at Hammond Acres.

b. Where title to property is held by more than one person, or where adult children or spouses are official residents, only one member shall be entitled to vote, and they must agree on who that shall be in order for their vote to be valid. In the absence of a written assignment to the contrary, a member who retains a life estate in any transfer of property and the trustee of any property held in trust shall retain voting rights and responsibility for payment of all dues incurred during the life estate or the duration of the trust.

ARTICLE IV. Board of Directors

8. No more than two members owning the same HAC property may serve on the Board of Directors at the same time.

* * * * * (End of bylaws existing text and proposed additions) * * * * *

The second addition under Article III (1) (b), which would allow the board to grant membership to entities other than the currently permitted “natural persons and trusts whose beneficiaries are natural persons,” was proposed because Nancy Parmentier is working on transferring ownership of her 80-acre marsh property across from the barn to the Orenda Wildlife Land Trust. Orenda is a 501(c)3 organization that is not eligible for membership under the existing bylaws.

If you have questions or comments, email or call me: lotspeich@gmail.com or (413) 539-4228.

Hopefully things will remain calm, and we can enjoy a pleasant upcoming season at the pond. With warm wishes for the rest of the winter and the new year,

Charlie Lotspeich, President, Hammond Acres Club