

August 20, 2016

Dear Rum Ridge Association Member:

According to the Covenants of the Rum Ridge Association, property owners are required to pay an annual assessment. We use this assessment to meet the expenses such as road maintenance, snow removal, dock repairs, taxes and insurance, administrative costs, legal fees, and electricity. At the annual meeting on 30 July 2016, members voted to keep the assessment for the 2016/17 fiscal year at \$350.00 per lot. With your prompt payment we can meet our annual expenses and continue planned road and dock improvements.

Payments are due no later than September 30. If we have not received your payment by October 30 a late fee will be charged. Our current records list you as the owner(s) of a Rum Ridge property. If this is incorrect, please advise us as soon as possible so that our records maybe corrected. If your property is for sale, you are responsible for paying the annual dues, as our fiscal year runs from 1 August to 31 July. At closing, your lawyer should prorate the remaining amount and charge the difference to the new owners.

If you have a problem meeting the due date, or if you need to arrange budget payments, you may request an extension at the address below or email [pwood615@gmail.com](mailto:pwood615@gmail.com) or [Jack.Sheltmire@cortland.edu](mailto:Jack.Sheltmire@cortland.edu). Receiving Rum Ridge correspondence electronically helps to lower expenses, so please let us know if you have changed your email address. In addition we ask that you respond to the rental question below.

Thank you,  
Peg Wood, Treasurer

Keep up with Rum Ridge news, visit our website:

[www.rumridge.com](http://www.rumridge.com)

Please return this portion with your payment.



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The annual assessment of **\$350 per lot** is due by **30 September 2016**  
Please make your check or money order payable to the **Rum Ridge Association**.

Send to:

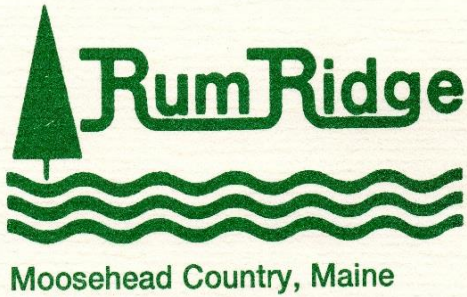
Rum Ridge Association  
PO Box 654  
Greenville, ME 04441

Name: \_\_\_\_\_ LOT #: \_\_\_\_\_

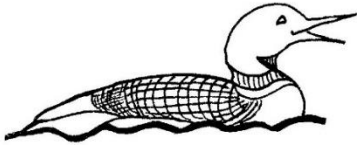
Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

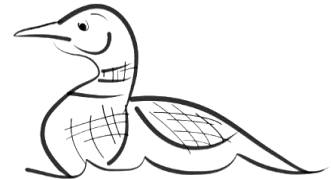
Is your Rum Ridge property offered as a rental? Circle One:    Yes            No



RUM RIDGE ASSOCIATION  
A MAINE WOODS COMMUNITY



Sounds of  
the Loon



**August, 2016**

## **Greetings from Rum Ridge!**

The 2016 Rum Ridge Annual Meeting was held on Saturday July 30. There were 48 lots represented in person or by proxy. The Board thanks all of the members who took the time to submit a proxy form or (even better) attend the meeting.

### **President's Remarks**

The 2016 Rum Ridge annual meeting and picnic was a fantastic success. Sixty-three individuals attended the picnic, and nearly that number attended the meeting. It was a warm and sunny day. Many chose to enjoy the shade the new pavilion provided. Once again I thank all those who made this building possible. It will serve Rum Ridge members for decades. As you will see in the enclosed invoice, the annual dues assessment will remain at \$350. This is the third year the dues have remained the same. Even with the dues stabilizing, a great deal of progress has been made on our road system. The road improvement and maintenance plan is working. Something that will be needed in near future is ditching along some sections of the road system. This cost will be in addition to the annual road maintenance expense. Rum Ridge is getting busier and busier, and this is taking a toll on the roads. As the roads get better, people drive faster. For everyone's safety please honor the 20 mph speed limit.

It seems this summer that more and more owners are renting their property. This is certainly a positive for the property owners and potentially for Rum Ridge, as the renters may become prospective buyers. With this increased rental use also comes a concern. Many of the renters are not familiar with the procedures and regulations of Rum Ridge. The Board is drafting a list that will summarize many of these, and the list will then be distributed to Rum Ridge property owners and brokers who rent RR properties. Hopefully this list will be posted and shared with the renters. In the dues invoice this

year we are requesting information on rental properties so that we can distribute this information to the people who need it.

The boat storage racks at Loon Landing are not for permanent storage. They were intended for short-term use. Please be considerate of others who are here for a weekend or vacation. In addition, please do not park vehicles near the boat ramp. Thank you.

As fall approaches the docks will be coming out and stored under the new pavilion. In addition the remaining unstained docks will be stained. A fall workday will be held on the Saturday of Columbus Day weekend, October 8. The major tasks will be trimming trees along sections of the road system, and staining docks. Your help with these projects is greatly appreciated and helps to keep our annual dues low. Lunch and refreshments will be provided. We hope to see you there.

Best Wishes,

Jack C. Sheltmire, President

### **Highlights of the Annual Meeting**

- Mike Bushman and Bill Casey were unanimously reelected to new three-year terms on the Board of Directors. Mike will continue to chair the Roads Committee.
- The draft budget proposed by the Board of Directors was approved unanimously by the membership. Dues will be unchanged at \$350 per lot for the third year. The budget is presented below. A new annual donation from CA Dean Hospital has allowed the road budget to be increased without increasing dues.
- The pavilion approved at the 2015 annual meeting was constructed at the landing funded entirely with donations (including money, materials, and labor). It was used for the meeting and picnic and will be used for future activities and dock storage over the winter.
- No work day was held the Sunday following the annual meeting, but one will be held on Saturday October 8 (Columbus Day Weekend). Please meet at the clubhouse on Loon Landing at 8 am if you can participate.
- The boat storage area at Loon Landing is overcrowded. Members are asked not to leave boats there permanently to allow weekend and vacation users access.
- The Board is seeking information on properties that are rented so that renters can be informed concerning Rum Ridge procedures and regulations. This information is requested on the dues invoice enclosed with this newsletter.

## 2016/17 Budget

<b>Budget 2016-17</b>	
<b>Snow Plowing</b>	\$24,670
<b>Road Maintenance &amp; Improvements</b>	\$5,250
<b>Tree Trimming</b>	\$0
<b>Docks</b>	\$800
<b>Property Tax</b>	\$1,050
<b>Insurance</b>	\$865
<b>Admin/Office Supplies</b>	\$200
<b>Legal</b>	\$100
<b>Income tax</b>	\$15
<b>Annual Meeting/Picnic</b>	\$350
<b>Electrical Service</b>	\$200
<b>Improvements</b>	\$500
<b>Budget Total</b>	\$34,000

Expected Income:	
95 lots @ \$350 per lot	\$33,250
CA Dean Contribution to Road Maintenance	\$750
	\$34,000

**Dues \$350/lot**

### **Board of Directors Contact Information**

Jack Sheltmire, President ([sheltmirej@cutland.edu](mailto:sheltmirej@cutland.edu); 207-631-4115)  
DJ Salmon, Vice President ([dj@djsalmon.com](mailto:dj@djsalmon.com); 508-245-2357)  
Margaret (Peg) Wood, Treasurer ([pwood615@gmail.com](mailto:pwood615@gmail.com); 302-559-9891)  
Terry Haines, Secretary ([tahaines1@gmail.com](mailto:tahaines1@gmail.com); 207-852-0245)  
Mike Bushman ([mikeb611@gmail.com](mailto:mikeb611@gmail.com); 207-280-0029)  
Russ Gagnon ([russgagnon@earthlink.net](mailto:russgagnon@earthlink.net); 207-695-2308)