



RUM RIDGE ASSOCIATION  
A MAINE WOODS COMMUNITY

## Greetings From Rum Ridge!

**\*\*\*2014 Annual Meeting and Picnic 10 am Saturday, July 26\*\*\***  
**\*\*Work Day to follow at 9 am Sunday, July 27\*\***

### President's Remarks

The winter of 2013-2014 was a true reminder of what winter used to be here in Rum Ridge and all of New England. We had snow early and it stayed. All those eager to participate in snow-based activities were excited. It has been a while since we had a good old fashion winter. With the early snow also came some very frigid temperatures. We had a number of sub-zero days in late November which helped the ice conditions on the pond. December brought some serious snow, which allowed snowmobilers from Rum Ridge to ride over to the B-52 crash site. The heavy snow fall also provided better access to some of the remote lakes up north for ice fishing. The Moosehead snowmobile trail system was also in excellent condition. For the winter enthusiasts it was nothing short of fantastic.

As the snow accumulated and the temperatures dipped, one of the few individuals who said "enough is enough" was Chris Young. Chris has the snowplowing contract for the road system in Rum Ridge. Chris, with the help of his dad Bob, worked very hard to ensure the roads were properly taken care of in a timely way. Once again the Board feels they did an excellent job maintaining the roads this past winter. In part, this can also be attributed to better road maintenance and the volunteer tree trimming weekend in October.

Mike Bushman, Chair of the Road Committee has been working closely with Larry Rowe and Mike Theriault with our road improvement plan. It will take time but I feel we are making progress. The Rum Ridge roads are over 40 years old and it will take more than just a couple of years of grading and treatment to restore them to their original condition. We are making progress but this is a process that will take years.

This year's Annual Meeting and Picnic will be Rum Ridge's 40<sup>th</sup>! The picnic coordinators are working hard to have the 40<sup>th</sup> one of the best ever. With your help it can not only be one of the best but also one of the largest. I encourage you to come and get to know your Rum Ridge neighbors better. Please complete and return your registration form and we will see you at the Annual Meeting.

Rum Ridge has grown and continues to grow in a variety of ways. Our infrastructure of roads, trails, and docks are in much better condition today than years past. The number of full-time residents will be approaching 20 in 2015. The Board realizes for many of you your time here is truly precious and we sincerely appreciate it when you help with volunteer projects. A crew of nearly 20 gathered to complete the roads tree trimming project back in October. This May we had seven Rum Ridgers assisting with the dock installation. Thanks to each and every

one of you for your time and service. Your Board of Directors continues to work very hard to maintain the community concept Rum Ridge was founded on.

Sincerely,

Jack C. Sheltmire, President  
Rum Ridge Association

## **The Missing Kayak**

**The Good News:** Dianne Harson's missing kayak was found floating down the lake and was returned to her unharmed.

**The Bad News:** It didn't get down the lake by itself. If you store a canoe or kayak on the racks by the boat launch, you may want to consider securing it to prevent it from wandering off. There are many guests and renters who may not know the rules for using boats stored at the Landing.

## **Rum Ridge Website**

Rum Ridge has a new Website! Thanks to the efforts of DJ Salmon in securing an address, and Peggy Wood in designing and hosting the site, lots of news and information for Rum Ridgers is now available on-line. The address is: [rumridge.com](http://rumridge.com). No password is needed. Give it a look and let the Board know what you think.

## **Dogs**

The Board has received complaints from some members that dog owners are allowing their charges to roam without being under control. Runners have been confronted by some unfriendly dogs, and homeowners have been surprised by dogs entering their garages. Dog owners are reminded that when off of their property, dogs must be under control by their owners. Control may be by leash, or by voice or whistle.

## **Cutting Trees**

Complaints have also been received regarding cutting of trees on common land. Rum Ridge Covenant Article 1.4 prohibits cutting trees larger than 4 inches in diameter but is silent regarding smaller trees. However, this Article applies to owned lots only. A significant amount of the land in Rum Ridge is common land, including all of the lake shore. Trees and brush of any size may not be cut on common land. Volunteers on the Trails Committee keep the trails open by removing deadfalls and trimming brush, but cutting any vegetation on common land to improve a homeowner's view is prohibited. In addition, the Maine Shoreland Zoning Act also regulates the cutting of vegetation within 100 ft of the lake shore and within 75 ft of any stream,

whether or not this is common or private land. The Maine Department of Environmental Protection has the power to require the replanting of vegetation cut illegally. The Shoreland Zoning Act is complex, but here are two web sites containing simplified explanations of the requirements of this Act: [www.maine.gov/dep/land/slz/citizenguide.pdf](http://www.maine.gov/dep/land/slz/citizenguide.pdf); [www.waterfrontpropertiesofmaine.com/waterfront-questions-and-answers.php](http://www.waterfrontpropertiesofmaine.com/waterfront-questions-and-answers.php). When in doubt call a Board member, or the DEP office in Bangor (941-4570).

## **Annual Meeting**

The Annual Meeting of the Association will be held Saturday, July 26. The meeting will be convened at 10 am in the parking area adjacent to the clubhouse. The draft minutes of the 2013 meeting are enclosed with this newsletter, and will be subject to approval at this year's meeting. The primary purposes of the meeting are to approve the operating budget and dues assessment of the Association for the next fiscal year, and to elect replacement members to the Board of Directors. In order to do this we must have a quorum of 32 lot owners voting. Please attend this meeting if at all possible. If you are unable to attend you may assign a proxy to another lot owner (neighbor, friend) or to the President of the Board of Directors to represent you. A proxy form is included with this newsletter for your convenience. Three members of the present Board are completing their three-year term (Russ Gagnon, Terry Haines, and DJ Salmon). These are critical positions for the Association and we need dedicated people to fill them. If you are interested in participating in the activities of your Association, we encourage you to nominate yourself for election to a Board seat. Just let any Board member know of your interest. Contact information for Board members is given below. We will also hear reports from the various committees, adopt a budget and set dues for the next year, and consider other business of the Association as necessary. The meeting will be followed by the traditional picnic, beginning around noon. The Association will provide tableware, condiments, grilled meats, and beverages. The remainder of the fare is potluck: please bring your favorite picnic dish to share with your friends and neighbors. There is a form enclosed with this newsletter to indicate how many in your party will attend the picnic and which type of dish you will bring. Please return this form at your earliest convenience to allow the Picnic Committee sufficient time to prepare. The work day will be held Sunday, July 27, at 9 am. Volunteers are needed to participate in various clean-up and construction tasks. Lunch will be provided.

## **Draft Minutes Rum Ridge Annual Meeting July 27, 2013**

Here are the draft minutes of the 2013 Annual Meeting. Please review these in advance of the meeting. Approval of the minutes will be voted on at the meeting.

The meeting was called to order at 10:15 am by President Jack Sheltmire. There were 49 lots represented in person or by proxy and thus a quorum was present. Jack introduced the Board of Directors, then the members in attendance introduced themselves. The next order of business was the approval of the draft minutes of the 2012 Annual Meeting. Approval was moved by Art Pasetchnik and seconded by Dick Thombs. There was no discussion and the minutes were approved unanimously. Next Treasurer Peggy Wood summarized the financial status of the

association over the past year. The fiscal year started with \$5,114 in the certificate of deposit and \$524 in the checking account. Total income for the year was \$30,642 from dues, late fees, donations, and interest from the cd and checking accounts. Total expenses were \$30,223 to date, with a few expenditures related to the annual meeting yet to be entered, leaving a balance of \$943 in the checking account. Peggy thanked former Treasurer Lynda Sheltmire for leaving the Association books and financial records in excellent shape, and for assisting Peggy as she learned the Treasurer's duties. Secretary Terry Haines reported that two lots changed hands in the past year and four building permits were issued (two houses, one deck extension, and one for installation of solar panels). Two newsletters were published (August 2012 and June 2013). About two-thirds of the members now receive their information via email, saving the Association money for printing and postage, but members can receive the materials in any form desired. He noted that a welcome package is now being sent to new members, including past issues of the newsletter, copies of the covenants and bylaws, information sheets on obtaining a building permit, use of ATVs, etc. Informing the Secretary of changes in ownership, addresses, email, etc. is most helpful.

Mike Bushman presented the report of the Roads Committee on behalf of members DJ Salmon and Rick Patton. The KI Road from the bridge to Rum Ridge Road was rebuilt by Plum Creek this summer, including replacement of culverts. The bridge may be widened next year. Last fall Rum Ridge Road was graded deeper than previously to eliminate the recurring potholes in the first half mile. Winter consisted of a number of small snowstorms but no really big ones. Chris Young continues to do an excellent job with snow removal. Chris requested a two year extension of the plowing contract (in addition to the one year remaining on the current contract) so that he could purchase additional equipment to improve winter road maintenance. The Board approved this request. A five year plan was developed to bring the roads up to a higher standard. In this the first year, the changes included deep grading and application of liquid calcium chloride to the first mile of Rum Ridge Road. In future years these changes will be extended to include all of the secondary roads. Lou Harson asked if there were any adverse environmental effects resulting from the use of liquid calcium chloride. Mike responded that there were none he was aware of.

Jack Sheltmire reported for the Docks Committee. He recognized Bill Casey, Terry Haines, Blaine Hopkins, and Bruce Wood for assisting in construction and installation of docks. The five year plan of replacing the wood docks has been completed and as a result the budget for docks will be reduced substantially next year. The next major task for the Docks Committee is to replace the anchors and chains for the docks, which are deteriorating. He asked if anyone with diving expertise would volunteer to assist in this effort. Rhoda Thombs said the dock that is normally located in front of their lot is not there this year, but the access ramp is still there. Jack replied that the dock has been relocated and the ramp will be removed. Dave Hartley asked if lumber from the old docks could be used for bridges and ramps on the trails and Jack said yes. Lou Harson volunteered to help with the diving. Cheryl Brown of the Trails Committee thanked the people who have helped clear trails and noted that trail maps are available on request. She thanked John Weston for making new trail signs and markers. She appealed for help in clearing and maintaining trails during the annual work day on Sunday.

The proposed budget for 2013/14 was presented by Treasurer Peggy Wood, amounting to \$32,290 with dues of \$340 per lot. The significant changes were the increase in the snowplowing contract costs (as mandated in the contract), the reduction in the roads and docks expenditures, and the addition of an expenditure for tree trimming along the roads. Other line items stayed the same or increased or decreased slightly. DJ Salmon noted that the trees along the roads are overhanging the roads and will cause a serious problem in the event of an ice storm.

The plowing contractor will not plow the roads if they are blocked by trees because this would damage his equipment. He further noted that it has been difficult to secure enough volunteers to cut brush during the work day in recent years. There was some discussion regarding the ability to find someone to trim the trees at reasonable cost. If volunteers can be found to help during a work day in the fall (Columbus Day Weekend?) perhaps it will not be necessary to hire someone to do the work. Dianne Harson said that the proposed reduction in the budget for the annual picnic was a hardship as turn-out for the picnic has increased this year. Terry Haines said it might be possible to transfer \$50 from the line item for Improvements to the line item for Annual Meeting/Picnic. This was accepted as a friendly amendment to the proposed budget. Mike Levinsky moved approval of the proposed budget, seconded by Dianne Harson. Approval was unanimous.

Jack Sheltmire had a medical problem that made speaking painful, so Secretary Terry Haines took over for him. The next item was election of Board members. The terms of Marilyn Gilbert and Mike Bushman expire this year. Marilyn expressed the wish to retire from the Board. Jack thanked her for her many years of service to the Association. Terry nominated Mike Bushman for another term on the Board and Mike accepted. Jack nominated Bill Casey to replace Marilyn and Bill accepted. A motion to close nominations was made by Tammy Pasetchnik, seconded by Art Pasetchnik. Approval was unanimous, resulting in the election of Mike Bushman and Bill Casey to the Board.

A motion was presented by the Board to amend the Association Bylaws to prohibit hunting, discharge of firearms, and discharge of fireworks within Rum Ridge. The motion was read by Terry Haines, who explained the rationale behind this motion. Hunting within Rum Ridge was prohibited by a vote of the membership about 10 years ago, and a sign was erected near the barrel, but this was never incorporated into the Bylaws. Covenants cannot be modified except by unanimous vote of the lot owners, but Bylaws can be modified by majority vote at any official meeting of the membership. Discharge of fireworks was previously illegal in Maine, but are now legal. Discharge of firearms are prohibited by the State of Maine within 100 yards of an occupied dwelling, but within Rum Ridge there are many trails that are used by Members and their dogs that are not so protected. Behavior that disturbs other Members is already prohibited, but the Board believed this should be spelled out in the Bylaws. Approval of this amendment was moved by Cheryl Brown and seconded by Lynda Sheltmire. There followed a lively and wide-ranging debate by proponents and opponents of the motion. Both sides presented reasoned arguments and raised many issues. When the question was called the motion failed by a vote of 20 in favor and 24 opposed.

The annual work day, 9 am Sunday, was addressed by Jack Sheltmire. Volunteers are needed to help clear trails, trim brush along roads, and a special project this year to reshingle the outhouses. The shingles were donated last year by Tim Burt. Under Other Business, Cheryl Brown presented information on the Friends of Wilson Pond, a land trust that manages the undeveloped shoreline of the Wilson Ponds, and made brochures describing this organization available for those interested in more information. There being no other business a move to adjourn was made by Blaine Hopkins, seconded by Tammy Pasetchnik, voted unanimously.

## **Proposed Budget 2013-2014**

Here is the budget from last year (2013-14) and the draft budget for next year (2014-15) as proposed by the Board of Directors. The budget has increased in recent years in response to

member requests for improvements in roads and other infrastructure. The Board has tried to keep the budget request as low as possible, and the Rum Ridge dues are now amongst the lowest of any homeowners association in the Greenville area.

2013-14		2014-2015 - PROPOSED	
Budget Item		Budget Item	
Snow Plowing	\$23,255	Snow Plowing	\$23,952
Road Maintenance	\$4,600	Road Maintenance	\$4,600
Docks	\$600	Docks	\$800
Property Tax	\$950	Property Tax	\$950
Insurance	\$820	Insurance	\$820
Admin/Office Supplies	\$200	Admin/Office Supplies	\$250
Legal	\$100	Legal	\$100
Income tax	\$15	Income tax	\$15
Annual Meeting/Picnic	\$300	Annual Meeting/Picnic	\$350
Electrical Service	\$150	Electrical Service	\$150
Improvements	\$300	Improvements	\$475
Tree Trimming	\$1,000	Tree Trimming	\$475
Budget Total	\$32,290	Budget Total	\$32,937
Dues per lot	\$340	Dues per lot	\$350
Anticipated Income	\$32,300	Anticipated Income	\$33,250

## **Rum Ridge Association Board of Directors Contact Information**

Jack Sheltmire, President ([sheltmirej@cortland.edu](mailto:sheltmirej@cortland.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); 207-695-3289)  
 Bill Casey ([bcasey207@roadrunner.com](mailto:bcasey207@roadrunner.com); 207-671-5990)  
 Russ Gagnon ([russgagnon@earthlink.net](mailto:russgagnon@earthlink.net); 207-695-2308)

**\_COMING SOON:  
THE 40<sup>th</sup> ANNUAL RUM RIDGE PICNIC  
Saturday, July 26th (following the Annual Meeting)**

In order to help us plan a delicious feast for the occasion, please fill in the following and send your response via e-mail or snail mail to us as soon as you possibly can. The Association will provide grilled hamburgers, hot dogs, and veggie burgers, along with beverages: beer, soda, water, tea and coffee.

Name: \_\_\_\_\_ #Attending:\_\_\_ Adults \_\_\_Children  
Phone Number: \_\_\_\_\_ Lot # \_\_\_\_\_

Dish we are planning to bring: (Please check off what you plan to bring to help us avoid the duplications we had last year.)

Salad: \_\_\_ Green \_\_\_ Pasta \_\_\_ Fruit \_\_\_ Bean  
Vegetable Side: \_\_\_\_\_ Baked Beans \_\_\_ Potato Salad  
\_\_\_\_\_ Other (please specify)  
Dessert: \_\_\_ Cake \_\_\_ Brownies \_\_\_ Pie \_\_\_ Cookies  
\_\_\_\_\_ Other (please specify)  
Crunchy things \_\_\_ Veggie tray \_\_\_ Chips \_\_\_ Dips  
Other: \_\_\_\_\_ (please specify)

I am willing to volunteer to help with the picnic preparations:  
Yes \_\_\_\_\_ No \_\_\_\_\_

Please contact us directly with any questions or information. We thank you for your quick response.

Picnic Coordinators:

Karen Hopkins  
[gnavlgal@gmail.com](mailto:gnavlgal@gmail.com)  
P.O. Box 573 (Greenville 04441)  
207-650-2075

Dianne Harson  
[dianneharson@gmail.com](mailto:dianneharson@gmail.com)  
P.O. Box 46 (Greenville 04441)  
718-640-3513

## Proxy Form

To: Rum Ridge Board of Directors  
P.O. Box 654  
Greenville, ME 04441

Name:

Lot Number:

I (we) will not be attending the Rum Ridge Annual Meeting for 2010. I (we) hereby assign a proxy for the vote associated with my (our) lot to: \_\_\_\_\_, for all business that may come before the membership at the meeting.

Signature: \_\_\_\_\_.

(Note: you may assign your proxy to any Rum Ridge Association member, or to the President, Board of Directors)