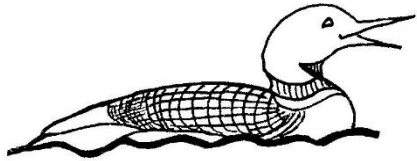
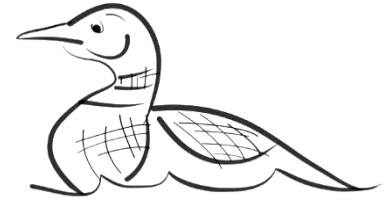


RUM RIDGE ASSOCIATION
A MAINE WOODS COMMUNITY



Sounds of the
Loon



June 2017

Greetings From Rum Ridge!

*****Annual Meeting Saturday July 29 at 10 am*****

President's Remarks

The winter of 2016-2017 certainly had its highs and lows in Rum Ridge. It was another old fashion winter in Maine. The first "REAL" snow arrived and stayed the third week of November. That was the first snow and at the bottom of the 160 plus inches Mother Nature deposited on Rum Ridge. Obviously, this presented a problem for residents clearing driveways and roofs. The snow, combined with an occasional warm up and rain were a challenge for all. Chris Young, our snowplowing contractor kept the roads in good condition. Please remember, these are gravel roads covered with snow.

The winter high for many was the snowmobile conditions. The Moosehead Riders has established a new ITS trail with very easy access for Rum Ridge owners. With the creation of the new trail we no longer have to worry about ice conditions on the pond. The new trail going from the Rum Pond road to the Secret Pond road also makes a great hike. If you so choose, you can continue on the Secret Pond road, cross Wilson Stream on the bridge and come out near the Eagle Stream road.

On a sad note, three long term Rum Ridge members passed away. The three are: Helena Johnson, Loon Landing; John Wentz, West Grouse Roost and Tim Bernard, Deer Run. Another very sad incident was the burning of Mark Higgin's camp on the corner of Otter Slide and the Rum Ridge road. The Greenville Fire Department responded quickly and was assisted by the Monson Fire Department.

It is hard to believe but Rum Ridge is celebrating its 45th year as a Maine woods community. To my knowledge, it represents the first planned recreational community in Maine.

The area was owned and developed by Scott Paper Company and marketed by Scott's subsidiary Skylark. Their design and planning principles are still valid today. The one area that is showing its age is the road system. Mike Bushman and the other members of the Rum Ridge Board continue to implement the phased road improvement program. It is hard to believe but pot holes do have a good side; they help keep the speed down. Please drive safely and remember there are walkers, joggers and bike riders on the road as well as vehicles. I hope everyone has an enjoyable summer season.

Sincerely,

Jack C. Sheltmire, President

Annual Meeting

The Annual Meeting of the Association will be held Saturday, July 29, 2017. The meeting will be convened at 10 am at the pavilion adjacent to the clubhouse. The draft minutes of the 2016 meeting are printed below, 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). In addition, Bill Casey has resigned his Board position so we need to elect someone to fill out the remainder (two years) of his term. 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.

Draft Minutes Rum Ridge Annual Meeting July 30, 2016

The 2016 Rum Ridge annual meeting was called to order by President Jack Sheltmire at 10:15 am on Saturday, July 30, 2016. Secretary Terry Haines determined that 48 lots were

registered for the meeting and thus a quorum was present. The first order of business was approval of the draft minutes of the 2015 annual meeting. Jack asked if there were any changes or corrections needed, and seeing none approval of the minutes as presented was moved by Mike Levinsky and seconded by DJ Salmon. Approval was unanimous. Next Jack noted the passing this year of long-time Rum Ridge members Joe Preis and Dick Boyman, and asked for a moment of silence to mark their passing. Jack called attention to the new pavilion that was being used for the first time for this meeting. He recognized the major contributions to the construction by Blaine Hopkins and Dennis Durrell. Jack noted that the Rum Ridge roads are in the best condition in many years and recognized the contributions of Mike Bushman and Bill Casey to the improved conditions.

Treasurer Peggy Wood presented an update of the annual budget. She noted that the new pavilion was constructed entirely by donations, both cash and in-kind, and entirely by volunteers. No dues were used for the structure. Total donations (cash and in-kind) were \$5,901, and total expenditures to date are \$5,330, leaving a cash balance on hand of \$571. These funds will be used to pay for the stain used on the end gables, crushed shale used as a floor, and electrical wire and fixtures for the structure. Peggy noted that all lots are current on dues, for this and all previous years. In addition to dues and late fees, additional income was realized from interest on the certificate of deposit and donations by the Pikes and CA Dean Hospital for a total income of \$34,186. Total expenditures to date are \$33,389 leaving a balance on hand of \$3063. Additional expenses yet to be paid for this year include annual meeting and picnic costs, and newsletter costs. Peggy also noted that insurance costs were reduced from \$865 to \$610 without reducing coverage by careful examination of the policy and negotiation with the underwriter. Bernie Gordon asked for an explanation of the donation from CA Dean Hospital. Jack explained that Plum Creek donated land along the north side of Rum Ridge Road from the KI Road to Association land to the hospital to be used to create five building lots that could be offered as home sites to attract physicians and other health professionals to Greenville. Jack negotiated a donation of \$150 per lot to pay for the Association's road maintenance and snow removal expenses for this section of road.

Next, Peg presented the proposed budget for 2016/17 and compared it with the current budget. Most categories remain the same, but road maintenance and property tax increase, whereas improvements decrease. The total proposed budget of \$34,000 is funded by \$33,250 from dues and \$750 from CA Dean Hospital. Dues remain at \$350 per lot. Pete Johnson asked what it would cost to apply calcium chloride to the section of KI Road from the bridge to Rum Ridge Road, a distance of about one third of a mile. Mike said his best guess was \$550. Sue Smith asked when the Appalachian Mountain Club took over maintenance of the KI Road section. Mike Bushman said it has been about three years. Although Rum Ridge previously maintained this section in accordance with the Covenants, AMC has been doing this because of the increased traffic generated by their camps. Tom Cooke asked if any budget surplus carried over to the next year and Peg said yes. Mike Bushman moved that the proposed budget be approved as submitted, Fran Haines seconded, and the vote was unanimous in favor.

In the Secretary's Report, Terry Haines said that one property changed hands in the past year, and two building permits were issued for improvements to existing dwellings. Two newsletters were sent out, one in preparation for the annual meeting and one reporting the results of the annual meeting and presenting the invoice for the next year's dues payment. Terry reported that there have been very few problems with email delivery of the newsletters this year and thanked the members for keeping their address information up to date.

Mike Bushman reported for the Roads Committee that the past winter was rough on the roads because there was not a continuous snow cover. In contrast the spring was dry and favorable for road conditions. Bill Casey graded the first part of Rum Ridge Road in May using his tractor (at no expense to the Association), and the contractor graded, graveled, and applied calcium chloride to the roads in June. Mike said there are three components to maintaining gravel roads: 1) a good gravel base, 2) a crown in the center of the road, and 3) good drainage ditches. In previous years our maintenance has focused on the first two components but next year we will include ditch work.

Jack Sheltmire said that the Dock Committee put the docks in in May this year and they have to be removed in early September when the lake level drawdown begins. Dock work is dependent on weather (wind and rain) and water level. If the water level goes too low the docks are damaged by rocks. As a new dock section now costs about \$2000, this is not a good idea. There have been no reported problems with docks so far this year. When the docks are removed this year the sections that were not stained last year will be stained, and the docks will be stored under the pavilion to prevent ice and snow damage.

Cheryl Brown reported for the Trails Committee that the Association trail network is in good condition. She will put a list of trail sections needing work on the clubhouse wall. There are two bridge projects that need several people to accomplish. Call Cheryl if you can help. Jack said anyone can clear trails as they are on common land. Dick Thombs said there are a number of down trees near his house. Mary Pawluk asked for a list of trails needing markers.

Jack said there are two vacancies on the Board of Directors as a result of expiring terms. Terry nominated Mike Bushman and Bill Casey for new terms on the Board. Jack asked if there were any other nominations. Hearing none Dennis Durrell moved nominations be closed, Mike Levinsky seconded, the vote to approve was unanimous. Mike and Bill were declared the winners of new terms.

In other business, Jack recognized contributors who made the new pavilion possible: Jane Benson and David Hartley, Cheryl Brown and Lynda Sheltmire, Mike and Lindsey Bushman, Bill and Marie Casey, Dennis and Cindy Durrell, Russ Gagnon, Terry and Fran Haines, Lou and Dianne Harson, Blaine and Karen Hopkins, Pete and Helena Johnson, Ken Leavigtt, Mike Levinsky, Margaret Littlefield, Robert and JoAnn Ludwig, DJ and Laurie Salmon, Jack and Parri Sheltmire, Dr and Mrs Stuart Silvers, Dennis and Donna Welsh, Al Wickel, and Bruce and Peg Wood. These supporters received a round of applause from the members. Jack noted that a consequence of better roads has been increased speed. He asked members to be reasonable when driving so as not to endanger walkers or bikers. Lou Harson said that in the winter snowmobiles go quite fast on the road and he is concerned with safety. Terry said that the 20 mph speed limit on Rum Ridge roads applied to all vehicles.

Jack said there have been problems resulting from renters of Rum Ridge properties not knowing the rules. A list of information for renters was developed previously by Lynda Sheltmire. This list will be updated and made available to rental agencies and individuals who rent their property privately. Mary Pawluk asked who would assemble the list of rental houses. Jack said the Board would do this. He reminded members that trash must be in a container, not just in a bag, when it is put out for collection, because of possible scavenging by animals. Recycling curbside pickup is the first Monday of the month. Recycling materials may be obtained in the Town Office. Russ Gagnon reminded members that the town transfer station and recycling center are open Sunday, Monday, and Thursday if you miss a pick-up day.

Jack reminded members that dogs must be under control or on a leash when off the owner's property. He also noted that there are a large number of boats being stored at the landing and some have not been used in years. The storage racks are intended for short-term use not permanent storage. He asked members not to leave boats at the landing permanently. There have been some thefts lately and boats should be secured. It would be helpful if members put contact information on their boats. Tom Cooke asked why the Board hasn't mandated removal of boats from the rack. There is no space for him to keep a canoe when he is at Rum Ridge. Jack said he would help anyone who wanted to move a boat.

Jack reminded members that cutting trees on common land is against the covenants as members do not own the land. It also violates shoreland zoning regulations of the state. He said that Gary Morris (695-3825) is a retired forester who does assessment for shoreland zoning enforcement. He urged members to contact Gary before cutting any trees on their property. Jack also said that the new ITS trail is now being built. It will connect Greenville to the existing trail. The new trail will follow the road along the south side of Rum Pond and it will no longer be necessary for residents to cross the lake to connect to the trail. Marilyn Gilbert asked that a private property sign be placed on the trail that connects Crows Corner with the new trail as many non-members now come down the trail and go by her house. Jack said this would be done.

Jack said that there would be no work day on the Sunday following the meeting again this year. Rather, a work day will be held on the Saturday of Columbus Day weekend in October. The main activity will be trimming back trees along the roads. The Picnic Committee will provide a pizza lunch on this day. He announced that the current Picnic Committee members were retiring after several years and called for volunteers to take over this important job. Mary Pawluk and Jane Benson volunteered. Blaine Hopkins recognized Art Pasetchnik for his effort in cooking the picnic lunch for the annual meeting, and Charlie and Ann Scicluna for providing coffee.. Marilyn Gilbert announced that the Boyman lot on Partridge Pass (#95) was for sale following the passing of Dick Boyman. Dianne Harson thanked the Board for doing an outstanding job.

Cheryl Brown presented information concerning the Friends of Wilson Pond land trust. The trust obtained an easement preventing development of the lake shoreline from Birch Point to the thoroughfare. The trust also conducts water quality monitoring, coordinates the annual loon count, and checks for invasive plants. Cheryl clarified that the trust has nothing to do with the closure of roads to snowmobiles and has taken no position on wind power. Jack said the trust had provided an information sign regarding the introduction of invasive plants and asked if this should be posted at the landing. Cheryl moved that this be done, seconded by Lynda Sheltime. The vote affirmative was unanimous.

There being no other business Bernie Gordon moved the meeting be adjourned, Mary Pawluk seconded and affirmative vote was unanimous. Meeting adjourned at 11:35 am.

Proposed Budget 2017-2018

Here is the budget from this year (2016-17) and the draft budget for next year (2016-17) as proposed by the Board of Directors. The proposed dues remain at \$350, and have not increased since 2014. 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.

Budget 2016-17		PROPOSED Budget 2017-18	
Snow Plowing	\$24,670	Snow Plowing	\$24,670
Road Maintenance & Improvements	\$5250	Road Maintenance & Improvements	\$5,250
Tree Trimming	\$0	Tree Trimming	\$0
Docks	\$800	Docks	\$700
Property Tax	\$1050	Property Tax	\$1150
Insurance	\$865	Insurance	\$665
Admin/Office Supplies	\$200	Admin/Office Supplies	\$200
Legal	\$100	Legal	\$100
Income tax	\$15	Income tax	\$15
Annual Meeting/Picnic	\$350	Annual Meeting/Picnic	\$350
Electrical Service	\$200	Electrical Service	\$200
Improvements	\$500	Improvements	\$700
Budget Total	\$33,250	Budget Total	\$34,000

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

Rum Ridge Association Board of Directors Contact Information

Jack Sheltmire, President (sheltmirej@cortland.edu; 207-631-4115)
DJ Salmon, Vice President (dj@djsalmon.com; 508-245-2357)
Margaret (Peg) Wood, Treasurer (pwood615@gmail.com; 302-559-9891)
Terry Haines, Secretary (tahaines1@gmail.com; 207-852-0245)
Mike Bushman (mikeb611@gmail.com; 207-695-3289)
Russ Gagnon (russgagnon@earthlink.net; 207-695-2308)

COMING SOON:
THE 45nd ANNUAL RUM RIDGE PICNIC
Saturday, July 29th (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 me as soon as you possibly can. The Association will provide grilled hamburgers and hot dogs, 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 me directly with any questions or information.
Thank you for your quick response.

Picnic Coordinators:

Jane Benson
P.O. Box 1704
Greenville, ME 04401
Jane2bee@gmail.com
207-232-1519

Mary Pawluk
P.O. Box 305
Greenville, ME 04401
mbpaw_72@yahoo.com
860-885-8083

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 2017. 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)