

**TO ALL PROPRIETORS OF LOTS WITHIN THE
BECKET WOODS ROAD &
MAINTENANCE DISTRICT**

**NOTICE OF SPECIAL
MEETING and AGENDA**

**BECKET WOODS COMMUNITY ASSOCIATION
BECKET WOODS ROAD & MAINTENANCE DISTRICT**

At

**BECKET TOWN HALL,
557 MAIN STREET
BECKET, MA.,**

on

SUNDAY, AUGUST 31, 2008 AT 10:00 AM

AGENDA

Announcement of legal quorum necessary to conduct business: Open meeting.

1 . Consideration of Special Assessment to fund
Capital Improvements.

2 . Review and discussion of Budget for Fiscal
Year 2010 (7/2009 to 7/2010)

Motion: To approve new budget for Fiscal Year 2010

3 . Other matters brought before the Committee.

4. Motion to adjourn.

BWR&MD PRUDENTIAL COMMITTEE MEETING FOLLOWING SPECIAL MTG.

BECKET WOODS ROAD & MAINTENANCE DISTRICT

BUDGET - FISCAL YEAR 2010 - \$1,000

INCOME

LOT ASSESSMENTS 162 X 1,000	\$ 162,000
OTHER (Interest, P.O. Boxes)	300

TOTAL INCOME	162,300
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EXPENSES

CAPITAL IMPROVEMENTS	45,000
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ROADSIDE EXPENSES

1.1 MAINTENANCE CONTRACT	30,000
1.2 TREE CUTTING & ROAD REPAIR	10,000
1.3 ROADSIDE MOWING	800
1.4 MATERIALS : ROADS-BEACH-PONDS	25,000
1.5 CULVERTS : DITCHING & HEADWALLS	2,000
1.6 PLOWING – AFTER 70”	1,000
1.7 WINTER SALT & SAND	1,000
1.8 OTHER	1,500
ROADSIDE TOTAL	71,300

ADMINISTRATIVE EXPENSES

2.1 MANAGEMENT FEES	6,000
2.2 TOWN SERVICE FEE	3,400

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2.3 OFFICE EXPENSES	1,800
2.4 INSURANCE	5,000
2.5 TAXES – REAL ESTATE & RMD	4,500
2.6 LEGAL & ACCOUNTING FEES	1,000
2.7 UTILITIES	1,000
2.8 WEBSITE	1,500
2.9 OTHER	400
ADMINISTRATIVE TOTAL	24,600

AMENITIES EXPENSES

3.1 BEACH & PONDS	3,000
3.2 TENNIS COURTS	4,500
3.3 BASKETBALL COURTS	1,000
3.4 TRAILS, BEAVER DAMS & GARDENS	2,000
3.5 ANNUAL MEETING & PICNIC	700
TOTAL AMENITIES	11,200

RESERVE ACCOUNT	10,000
SURPLUS	200

TOTAL EXPENSES **\$ 162,300**

NOTE : ON 7/5/08 A BUDGET PROVIDING FOR AN ASSESSMENT OF \$ 800 WAS PASSED. A MOTION WAS MADE AND PASSED TO HOLD A SPECIAL MEETING DURING LABOR DAY WEEKEND TO CONSIDER A BUDGET OF \$ 1,000 TO FUND CAPITAL IMPROVEMENTS AND ESTABLISH A RESERVE ACCOUNT. PLEASE ATTEND THE AUGUST 31ST MEETING OR SEND IN YOUR PROXY SO THAT YOUR OPINIONS CAN BE HEARD.

GENERAL PROXY

BECKET WOODS ROAD & MAINTENANCE DISTRICT

The undersigned hereby appoints John Amato, or in his absence, Nancy Sviida, and each of them severally, attorneys and proxies, with power of substitution, to vote as Proprietor of a Lot or Lots owned by the undersigned and located in Becket Woods, Becket, Massachusetts with respect to any and all matters upon which the undersigned is entitled to voted at the Special Meeting of Proprietors of Lots at Becket Woods to be held on August 31, 2008 commencing at 10:00 A.M. at the Becket Town Hall, 557 Main Street, Becket, Massachusetts, and at any adjournment or adjournments thereof.

The proxies appointed herein may act by a majority of said proxies as shall be present at the meeting (or if only one is present by that one).

The undersigned here by ratifies and confirms all that said proxies, their substitutes, or any of them may lawfully do by virtue hereof.

The undersigned hereby acknowledges receipt of the notice of the Meeting of Proprietors furnished herewith.

WITNESS the hand of the undersigned this _____ day of _____, 2008.

Signature of Proprietor(s) x _____

 print name

THE FOLLOWING INFORMATION MUST BE PROVIDED TO INSURE PROPER VOTE COUNT PER LOT!

Becket Woods lot number(s): _____

Becket Street address: _____

NOTE: PLEASE INDICATE ON YOUR PROXY IF YOU ARE IN FAVOR OF OR OPPOSED TO THE PROPOSED BUDGET. WE SHALL VOTE YOUR PROXY AS PER YOUR WISHES.

SINCE TIME IS LIMITED PLEASE SEND BY FAX OR EMAIL TO :

**NANCY SVIRIDA 413-584-2976 [/nancyjanesvirida@yahoo.com](mailto:nancyjanesvirida@yahoo.com)
JOHN AMATO 516-333-1077 [/jrafixit@optonline.net](mailto:jrafixit@optonline.net)**

BY MAIL : IN ENCLOSED ADDRESSED ENVELOPE.