

# The Villager

PHONE/FAX: (508) 581-9531 BOARD@PAULREVEREVILLAGE.COM APRIL 2004



Welcome New Homeowners- of which there are many!  
We hope that you will enjoy living at Paul Revere Village.



## Water Storage Project Update

As you were informed at the annual meeting and in our last printed newsletter, PRVA is required by the Town of Millbury to repair or replace our water shed and to have 30,000 gallons of water available for fire protection. It was last reported to you that we were searching for quotes from contractors to install an underground cistern, as presented by our engineering firm Thompson-Liston Associates, Inc., and approved by the Millbury Fire Chief. It was estimated in December that the costs would run between \$50,000 and \$100,000. We've received bids, and here is what we've found:



that offer more affordable solutions. The first alternative we researched was repairing the existing tank and shed. This entails removing the roof and fence, removing the old foundation and pouring a new one, water proofing it and finding a liner big enough, putting on a new roof, installing a new fence and hooking up working lines to a fire hydrant.

First of all, the cost to demolish the existing structure is approximately \$15,000.

The cost to install the underground 30,000 tank will then run us just over \$100,000. We were dismayed to hear this, but the high cost is due to PRVA being on top of sloping rock ledge: blasting and excavating cost \$5,000 per day for an undetermined period of time. Plus, the contractors need to build extensive supports to hold the heavy water tank in place, which is more than 25 feet below the surface.

Since as volunteer board members we represent all of the homeowners, we'd be remiss if we didn't seek alternative plans

Another proposal the Board has researched is installing a 30,000-gallon outdoor swimming pool. While a community pool presents new considerations and rules, it will be far less expensive than the underground cistern. The cost for a swimming pool is approximately \$50,000. We can actually have this amenity available to homeowners for the same cost as having a watershed that basically just "sits" there. (Both will need some extent of annual maintenance.) The Millbury Fire Department has said that a pool will fulfill the water storage requirements and is acceptable.

No matter what is decided, this is an enormous expense to homeowners. The Board is preparing final cost estimates for all proposals and will determine how much homeowners will have to be assessed for each scenario. Since building a swimming pool is a major change to the property, homeowners must vote to accept its construction.

**Homeowners Meeting to Evaluate and Vote on our Water Storage Options  
Wednesday, May 19th 7pm  
Elmwood Street School- Millbury**

### To Contact Your Volunteer Board

A couple of people have asked that the board include our home telephone numbers in addition to the main PRVA telephone number, in case of emergency. Although there are rare circumstances that are indeed emergencies, we've decided to list our home telephone numbers once again. Please ONLY use these numbers for an emergency if you are calling about PRVA business. Otherwise, you may call 508-581-9531 or email us at board@paulreverevillage.com. We have a system for viewing and responding to telephone messages and emails on a regular basis.

### Board:

Fred Stevens: President  
Brian Burns: Treasurer  
Laurie Guptill: Clerk Tel:  
Helena Flanagan: Governor at Large

We'd like to thank Glen Flanagan, who recently resigned, for all his time, efforts and accomplishments as a volunteer board member. And, we'd like to welcome Helena Flanagan as our newest "Governor at Large."

## Board Member Needed

We currently have an opening for a fifth board member. Please leave a message on our answering machine or email us if you would like to find out more about serving on the PRVA board.

## Volunteers

We're still looking for volunteers for odd jobs at PRVA to help us: a) save a little money by not having to hire a contractor and, b) get the job done quicker by not having to wait for the contractor to fit us in. If you have a special skill or a physical ability to help with various tasks, please contact the board at 508-581-9531 or [board@paulreverevillage.com](mailto:board@paulreverevillage.com) with a description of the kinds of jobs you can help with. We will keep a list and contact you when the need arises! So far we've got Michelle Fontaine with the website and online newsletter, Charlene Leith-Bushey with The Villager newsletter, Laurie Guptill and Randy Struckus with the whiskey barrels of flowers.

## Winter Parking Ban Lifted

As of April 1 our winter parking ban has been lifted. Residents and guests may now park in the marked spaces on the mailbox side of Bunker Hill Road (between the mailboxes and Meetinghouse Lane) and in the visitor lots.



## Dog Owners

You recently received a letter regarding the excessive amounts of dog feces that has been left on our grounds. We don't need to restate the entire letter here, but just as a recap: Our landscapers will not work on grounds that

are covered in dog feces. Homeowners will be fined \$25 per incident when it is witnessed that they or their tenants do not pick up after their dog. Homeowners will also be assessed for the cost of repairs to any grounds that their resident dog has destroyed (including being left outside unattended.) Please be considerate and pick up after your dog so that we don't find ourselves in a position where dogs will have to be banned from PRVA. We know that there are many more loyal dog owners who do pick up after their dogs, so we hope that those people aren't punished for a few inconsiderate dog owners.

## Spring Cleaning Has Begun... With Our New Landscapers!

We are pleased to announce that Crockett Green Lawn Service of Northborough, MA has been selected as this year's contractor for grounds maintenance and upkeep due to their competitive bid. Their work with us begins with Spring-cleaning; you've probably already noticed their work. We've asked them to standardize all of the beds in PRVA

(so that we can maintain our beautiful grounds economically), which includes edging, trimming of bushes and new mulch. In



*photos: Michelle Fontaine*

addition, some of the neglected beds will be cleaned up, removing overgrown weeds, etc. to help with the standardization. Homeowners are still allowed to plant flowers in their beds... but please be careful not to plant too close to the edging... we'd hate to have the weed whacker take out your flowers by accident! Please do not add any stones to your beds, as the mulching will replace those. Crockett's pledges to do their best and we welcome them to our community.

## Annual Spring Yard Sale

Charlene Leith-Bushey of 35 Lexington is once again organizing our annual PRVA Spring Yard Sale. **This year's is scheduled for Saturday, May 15. Please call Charlene at 508-865-9046 or email at [CharleneLL@aol.com](mailto:CharleneLL@aol.com) to say if you are "in."** She'd like to know what

large items you have for sale, so that she can include them in the newspaper ad. If you've been here for a past yard sale, you already know that most "sellers" set up their booths on the left hand side of Bunker Hill Road (as you drive into the complex) and then on the right side of the road after the mailboxes. This has been very good in the past as it looks like we are having a flea market. You are welcome to join us! Charlene will post "no parking" signs on one side of the road to allow for better traffic flow. If anyone has orange cones to use for that purpose, please let Charlene know. Finally, if you are able to hold the yard sale on the 15th even in the case of rain, let Charlene know. We can have a rain date of Sunday, or just list both dates as days of the sale. She'll wait to hear from other sellers before a decision is made.

PS – volunteers to post flyers the night before are needed.

## Misc.

As a reminder... You should be up-to-date on our rules and regulations. Visit [www.paulreverevillage.com](http://www.paulreverevillage.com) and click on "Rules and Regulations" to refresh your knowledge and new homeowners- please log on to our web site and familiarize yourselves with our community! At this time of year it is especially wise to review the comments on the website about children – since children will be playing outside more frequently now that the weather is better. See the link on the side of the page, "Children and Issues."



*Helena Flanagan-  
Get well soon!  
We miss you!*