



Lakefield Farms

South Sandwich MA 02563

Newsletter, November 2026

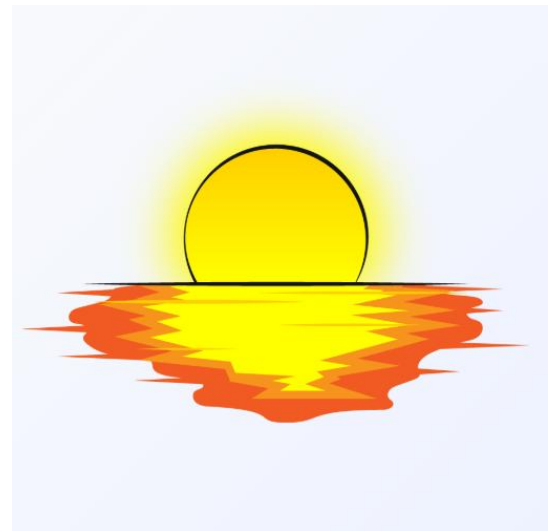
To Autumn

By John Keats 1795 - 1821

Season of mists and mellow fruitfulness,
Close bosom-friend of the maturing sun;
Conspiring with him how to load and bless
With fruit the vines that round the thatch-eves run;
To bend with apples the moss'd cottage-trees,
And fill all fruit with ripeness to the core;
To swell the gourd, and plump the hazel shells
With a sweet kernel; to set budding more,
And still more, later flowers for the bees,
Until they think warm days will never cease,
For summer has o'er-brimm'd their clammy cells.

Who hath not seen thee oft amid thy store?
Sometimes whoever seeks abroad may find
Thee sitting careless on a granary floor,
Thy hair soft-lifted by the winnowing wind;
Or on a half-reap'd furrow sound asleep,
Drowsed with the fume of poppies, while thy hook
Spare the next swath and all its twined flowers:
And sometimes like a gleaner thou dost keep
Steady thy laden head across a brook;
Or by a cider-press, with patient look,
Thou watchest the last oozings, hours by hours.

Where are the songs of Spring? Ay, where are they?
Think not of them, thou hast thy music too,—
While barred clouds bloom the soft-dying day,
And touch the stubble-plains with rosy hue;
Then in a wailful choir the small gnats mourn
Among the river shallows, borne aloft
Or sinking as the light wind lives or dies;
And full-grown lambs loud bleat from hilly bourn;
Hedge-crickets sing; and now with treble soft
The redbreast whistles from a garden-croft,
And gathering swallows twitter in the skies



Season ended:

This summer seemed to come and go really fast. But I bet we say that every year. But many thanks goes to Jeanne R, Sharon K, and Colleen B for their untiring work as Gate Attendants and Emma M as our Life-Guard. Most visitors to the beach, and renters of the Clubhouse are reasonable and understanding of the role that each of our staffers do. Sometimes they have to contend with irresponsible dog owners, homeowners that don't pay but think they still have the right to use the facility and others. This year it was a Clubhouse renter who; A. didn't read the Rental agreement and therefore parked illegally, and B. refused to move cars. This confrontation led to verbal abuse of one of our Gate Attendants.

As a consequence, we have installed "Zero Tolerance" signage in the area.

Finance:

At the time of writing this newsletter, only 237 of the 263 homeowners have paid for 2026. When someone doesn't pay, it means that the rest of us have to cover the missing money. That is not fair. As you know, the Trustees have been constantly working on making sure that everyone pays their fair share of the operating



costs of our fabulous facility. We still have a way to go, and, as you know, the bylaws of the Trust allows for the Trustees to impose penalties for late payments. On September 1st, 2026 we started issuing late fees to those who still owed to the Trust. This \$10 fee will be applied to overdue accounts monthly in addition to accrued interest charges of 10% per annum.

We try every possible way to encourage delinquent homeowners to pay their fair share of the operating costs of the clubhouse and grounds so that the rest of us don't have to pay their bills for them. The last

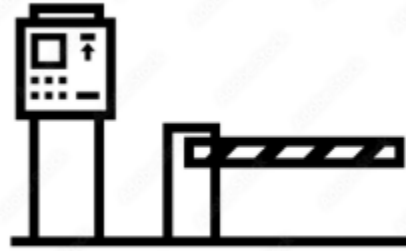
resort is to ask the courts for a decision. However, that sometimes doesn't work either. We recently took one of our neighbors to court, he owes nearly \$4,000 in unpaid assessments and interest. After three court hearings, he declared bankruptcy (Chapter 13) and the magistrate said there was nothing we could do and that he could pay as much or as little as he liked; including paying nothing, which I expect will be the case. This means that the rest of us will have to continue to pay his bills. To take this any further we will have to engage an attorney and that could cost us even more money.

A quick update on our efforts to recover funds owed to us; 4 years ago, we had about 60 delinquent homeowners owing us nearly \$60,000. Currently we have 7 delinquent homeowners that owe us a little over \$7,000.

Protect your Assets:

Once again and on several occasions before, I have noticed the parking lot gates open, and no body is on the premises. This means the last person out didn't close the gate. This is a direct invitation for non-residents to have access to your facility.

Since you pay for the facility and non-residents don't, they have no responsibility to take care of the area, for example, a clean-up after a non-resident "Beach Party" can be costly for all Lakefield Farms homeowners. So, please protect your assets and keep the gate closed. Thank you.



We Love Our Pets, but.....:

I am sorry but I must mention this again.

Yes, we love our pets for sure but some of us are more responsible than others. It is for this reason that we must insist that pets are not allowed on Lakefield Farms premises (Excluding Service dogs). Kids run around, often barefoot. It is traumatic when one unexpectedly "meets" with a dog's "Calling card" that has not been picked up. So, when you come down to the beach, please leave your beautiful pets at home. I have also been asked to mention this to dog owners who walk their dogs around our neighborhood. Please don't use other peoples lawns as your dog's toilet. Dog pee kills grass and some folks spend a lot of money trying to keep their lawns in good shape. Thanks.



Survey:

As reported, the Trustees tried to hold a community party at the clubhouse but, alas, it was cancelled due to insufficient interest. It begs the question "What are we doing wrong?" So, what we did was to send out a survey to see if we can identify what it is that we are doing wrong and how to better serve you. I hope you were kind enough to complete the survey for us. We take all of your suggestions seriously and we would like to see the clubhouse and grounds used more, so ideas are welcome. Thank you for your support. When all the results are in and analyzed, we will issue a results report to you via email; but as of October 1st, 70 homeowners (out of 263) have opened the survey. We don't have the final numbers yet.

Holiday Party:

The Trustees are planning on having a holiday party again this year. It has been reasonably attended in the past, so we hope for that to happen again, maybe even more. It is one small way that the Trustees can say thank you to all our Lakefield Farms homeowners. It will be in early December. I will let you know the date and I will be asking for you to sign up. As usual, we will server a selection on wines and beers with some holiday munchies.

Maintenance and Repairs: Once again, we had to remove a variety of adhesive fixings from the paintwork and beams. Often this means a new painting job which costs us all more money. We know that you like to hang decorations when you have a party, for sure. But please, please use *painters' tape* only and please, please *remove it* after the party ends. Painters' tape is designed to be removed WITHOUT DAMAGING THE PAINT WORK. Effective immediately, the cost of removing such tape and consequential repairs will be charged against the renter's security deposit.

We have engaged a fence company to repair the broken fence at the entrance to the facility. We don't know how it was damaged, but it looks like a car hit it, or a snowplow. The cost is a little over \$700. We are also getting quotes for the repair of the beach wall.



We are obtaining quotes to replace the playset in the picnic area and to improve the beach. I will let everyone know the results of that. All this is made more difficult because of major restriction from the conservation folks in regard to our proximity to the pond.

*Happy Fall and Holiday Season from the
Trustees and Staff of Lakefield Farms Trust.*