



**FEOFFEEES OF THE GRAMMAR SCHOOL**

P.O. Box 166  
Ipswich, Massachusetts 01938

February 9<sup>th</sup>, 2006

TO: Little Neck Cottage Owners

You recently received your bill for the period of January 1<sup>st</sup> through June 30<sup>th</sup>, 2006. We appreciate the continued cooperation of you and your fellow owners as we received timely payments from over 90% of the owners.

We have enclosed a newsletter providing an update of the wastewater management project as of January 19<sup>th</sup>. We have attempted to provide the most accurate estimate of the total project costs based upon costs to date and the estimated costs to complete the connections prior to the beginning of the 2006 season. As requested at the October meeting, we have provided additional information concerning the increases in costs since that meeting.

The statement of costs also notes that an additional \$350,000 (\$2,100 per lot) may be required if the pump-out location is not constructed at the corner of Kings Way and Bay Road. As most of you may know, the Conservation Commission approved the Kings Way location, however the decision has been appealed by a few cottage owners. We continue to support the approved location because it is far superior for public safety (particularly children), minimizes the number of cottage owners affected by truck traffic in front of their cottages, and significantly reduces the project cost.

A pump-out location as close as possible to the front gate was first recommended by Weston & Sampson, the consulting engineer retained by the Little Neck Homeowners, Association, Inc. We have always agreed with that assessment. Our engineer initially used the ballfield location because we did not believe that we could acquire a location near the gate at a reasonable price. In late 2005, we were fortunate to identify a willing seller on Kings Way. Due to the costs of safety-related improvements as well as the effect of the additional truck traffic on Little Neck roads, the Kings Way site is substantially less expensive to construct.

The fees of our legal counsel and engineer to contest the appeal are only unnecessarily increasing the project costs for all cottage owners. Therefore, we will use our best efforts to have the appeal dismissed as quickly as possible.

For updated information concerning the wastewater project, we suggest that you check the website created by Lombardo Associates, Inc., from time to time:

[www.lombardoassociates.com/little\\_neck\\_ipswich\\_massachusetts.php](http://www.lombardoassociates.com/little_neck_ipswich_massachusetts.php)

Regarding the leases, we have continued to work with our advisors concerning the appropriate rents for 2006-2007 and revisions to the form. An updated Lease, including the proposed rents, should be circulated among the cottage owners in early March and be ready for execution in April. The leases will be effective on July 1<sup>st</sup>. We are working with local banks to develop an attractive mortgage package for cottage owners who would prefer to privately finance their share of the project costs instead of paying through the Feoffees' semi-annual bills.

