

LAKE DAMON NEWSLETTER

MAY 2026

Dear Stockholders,

On October 11, 2025, the Board of Directors approved the budget for Fiscal Year 2026. Included in this newsletter are two pie charts that illustrate our projected income and expenses for the upcoming year.

For FY 2026, estimated income is \$65,151.00, while projected expenses are \$65,818.00. This modest gap highlights the continued importance of timely dues payments in maintaining the Corporation's financial stability and ensuring we can meet our obligations without disruption.

The majority of our expenses are tied to essential, non-discretionary items—specifically insurance, taxes, and road maintenance. These are basic requirements necessary to protect our assets, comply with legal obligations, and maintain safe access throughout the community.

At present, the Corporation is owed approximately \$20,000.00 in outstanding dues. We understand that circumstances can arise that make timely payments challenging, and we appreciate the efforts of those working to stay current or catch up.

We are also pleased to share that the Farmhouse rental is shaping up to be a net positive for our budget this year. After applying for and receiving approval for a rent increase to near market rates, rental revenue will now not only cover the ongoing maintenance and day-to-day upkeep of the building and grounds, but also offset a portion of LDC's broader insurance and property taxes—providing meaningful support to our overall financial position.

It is important to note that dam-related expenses are not included in the FY 2026 operating budget. These costs are being handled as an off-budget, one-time special project and are funded separately through special assessments and grants. Thankfully, this approach has helped reduce the impact on our regular budget. Much appreciation is due to those who are working diligently to secure grant funding and to keep special assessments as low as possible for our members.

We extend our sincere thanks to all members of the Lake Damon Corporation who have paid their dues promptly. Your commitment and cooperation play a vital role in supporting our community and its ongoing operations. Together, we help ensure Lake Damon remains financially sound and well cared for.

Thank you for your continued support and involvement.

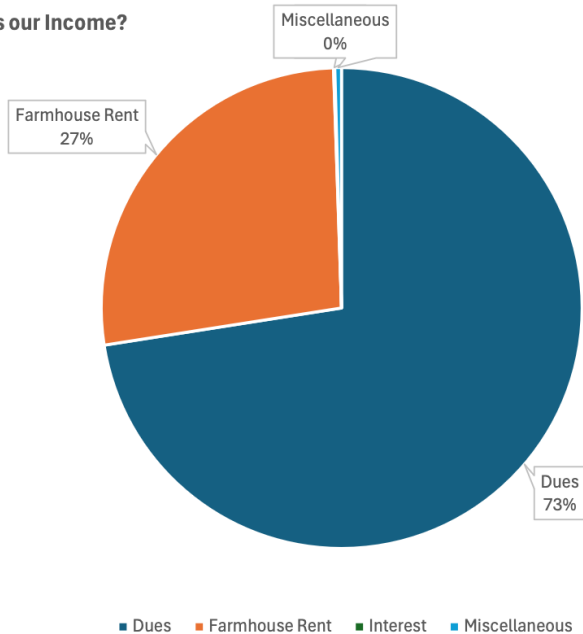
Sincerely,
The Board of Directors
Lake Damon Corporation

Lake Damon Corporation: FY26 Budget (August 1, 2025-July 31, 2026)

What generates our income?

Dues	\$47,250
Farmhouse Rent	\$17,553
Interest	\$48
Miscellaneous	\$300
	\$65,151

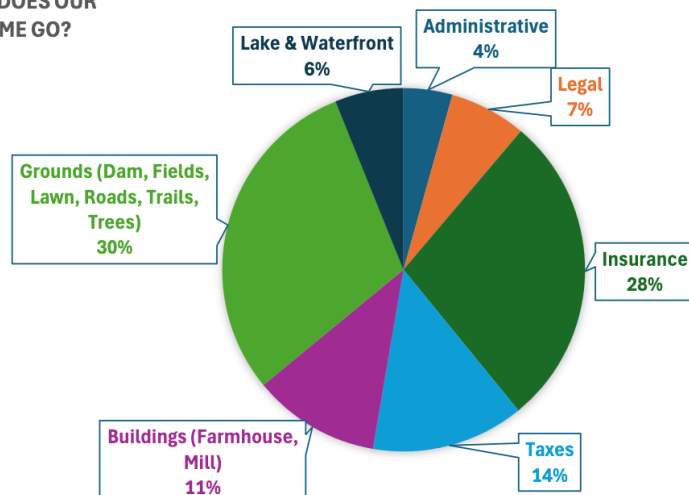
What Generates our Income?



Where does our Income go?

Administrative	\$2,860
Legal	\$4,500
Insurance	\$18,370
Taxes	\$8,956
Buildings (Farmhouse, Mill)	\$7,470
Grounds (Dam, Fields, Lawn, Roads, Trails, Trees)	\$19,630
Lake & Waterfront	\$4,032
	\$65,818

WHERE DOES OUR INCOME GO?



Next Board Meeting

Date: May 9th

Location: The Mill

Time: 10am



"FLOAT THE BOAT" FUNDRAISER DINNER — JUNE 6th!

The Lake Committee is organizing a fundraiser dinner and we'd love to see you there!

 Saturday, June 6th, 5–6 PM 📍 Chesterfield General Store — Back Dining Room
A big thank you to the Chesterfield General Store for generously providing the dining room for our event!

Menu:

- Wood-fired pizza (choice of 2 toppings)
- Tossed salad with assorted dressings
- Bottled water
- Drinks on your own (coffee, wine, beer, and non-alcoholic beverages available)

Tickets are \$25/person (tax and gratuity included), with all proceeds going directly toward boat maintenance and improvements.

To reserve your spot, two simple steps:

1. Pay: Send \$25/person via Venmo to @webgarcon
2. RSVP: Email gingerdubois@hotmail.com with the number of tickets and your two preferred pizza toppings

Both steps are required — your spot isn't confirmed until Ginger hears from you!
As always, this is a marathon not a sprint — but every season we get closer to a cleaner lake. Thank you for your continued generosity and support.

Robert, Ginger & the Lake Committee

Lake Damon Corporation · Chesterfield, MA

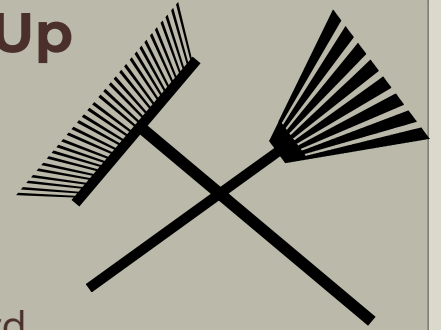
The Farm House Clean Up

When: Saturday, May 9th

Time: 1pm

Where: The Farmhouse

The buildings committee will be hosting a spring clean up of the farmhouse after the board meeting on May 9th. With many hands these tasks should take less than an hour. Bring gardening gloves and weed wacker/ gardening tools!



Land Cleanup

Unfortunately, an unknown person decided to throw tires and other junk down a steep embankment off Bray Rd. Later this year, the Land Com will organize a work party to remove the rubbish.

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Lake Committee Weed Boat Update — Spring 2026

Spring is here and the weed boat is getting ready for another season! Here's a quick recap and what's coming up.

LAST SEASON IN REVIEW

We launched the new weed boat on July 4th, 2025 and completed 7 harvesting runs during the season. It was a great first year — but we also learned a lot. Two issues slowed us down:

- Weeds kept getting tangled in the propeller, forcing frequent stops to cut them free.
- The trailer's wheels sat too low in the water, causing it to drag on submerged obstacles (logs, tree trunks, rocks) — especially later in the season when lake levels dropped.

WHAT WE'VE BEEN WORKING ON THIS WINTER

Good news on both fronts! The motor manufacturer has released a new weed-cutting blade attachment, and we've already ordered one — it should be arriving this weekend.

For the trailer, we've gone back to the drawing board and designed a new floating collection system that replaces the wheeled trailer entirely. No wheels in the water means no more dragging on obstacles, and as a bonus, no more oil from the wheel bearings getting into the lake. We're excited about this one — it should let us cover more of the pond in less time.

WE'RE BACK ON THE WATER!

We launched the boat on the weekend of April 11th; almost 3 months earlier than last year! Before the new trailer system is ready, we'll be out on the pond working to clear as many of those underwater obstacles as we can — so we hit the ground running once the new float system is in place. The other good news is that we have multiple drivers for the summer.

WE NEED YOUR HELP — \$3,000 TO GO

These improvements aren't free! We're asking fellow Lake Damon stockholders to help us raise another **\$3,000** to cover the costs of the new propeller blade and the redesigned float trailer.

You can donate by:

- **Check** made out to Robert, mailed to PO Box 47, Chesterfield, MA 01012 (or drop it at 10 Antin Rd!)

Venmo: @webgarcon

Land Committee Updates

Roads Good News! The winter was not as harsh on the roads as the previous winter. There are the usual potholes, but not as many. The LDC has piles of covered trap rock, for use on the roads, at the triangle entrance of DE Rd, at FH Rd before the hill up to buildings, and at the dump site off Antin/Bray. There are a few places on Bray, after it starts from Pynchon and before Antin, that would benefit from some additional stone. Please help the cause by bringing a bucket(s) over and spread the trap rock out. If a bunch of people participate in this, it will help stabilize the road. This area is not outside someone's home, but we all use this road.



How you can help upkeep the roads. As usual, the budget for road repair is tight, especially this year. Half the money for roads went to remove some dead trees on LDC property. Several of a group of dead hemlocks fell last fall, hitting a stockholder's deck and nearly hitting the dock. While there exists some money for road repair, grading will not be widespread. When you are doing yard work, please consider cleaning the road of debris and pine cones. This material damages the roads when it becomes part of the surface structure.

Reminders about shared land: LDC land is owned by all of us, and its management is delegated to the Land Committee. Please do not mow land or use chemicals like roundup on LDC communal property without clearing it with the board or Land Com first.

Invasive Plants: At the pond, we usually worry about invasive plants taking hold on the water. But they are not wanted on land, either. There is a Japanese knotweed shrub on DP Rd across from the dam. There are multi-flora rose, Asian bittersweet, and garlic mustard near the farm house. It is to our advantage to know where these plants live. If you realize you have this growing on your property, or on LDC land, please let us know. It is best to take action before they spread. Plant ID apps like Picture This or Pl@ntNet will help you figure this out.

Beavers!



Have you encountered a beaver scent mound?

These are used by territorial beavers to mark ownership. If you see an 18 to 36 inch pile of leaves, sticks, and mud that has a strong scent on the shore, you probably have one. Beavers are marking their territory to let young exploring beavers know the area is occupied. A neighbor dismantled one in his yard last summer. Beavers are constructing something on a collapsing dock. Is this another scent mound? (According to Mass Wildlife, it is not illegal to remove a scent mound.)

Inspect your trees

Now might be a good time to pull out the chicken wire and inspect your property for beaver activity. Your tree's will thank you for spending a little time wrapping their bases to protect them from the hungry beavers.

Thank you

Last fall, Ethan Fenn organized a work party for Bray Road. Not a lot of people were around at that point but the group made a real impact on clearing ditches of leaves and debris to allow for drainage. Thanks to those stockholders for helping out at a chilly time of year.



Share your pictures with the
community!
You can email them to
cscatko@gmail.com

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