

**Rustic Ridge Association**  
**Board Meeting Minutes**  
Tuesday, July 23, 2025, 8:00 P.M.  
Virtual Zoom Meeting

**Attendance** –Bob **Ziegenhagen**, **Patricia** White, **Emelie** Collet, John **Powell**, Marianne **Chenoweth**, Chris **Martin**, Carol **Ziegenhagen**, **Katie** Young, **Caroline** Bellum, Phil Sherburne, Doug **Denise**, Jean **Bubriski**, **Lindsey Lack**

**President's Welcome** – Chris Martin, President, opened the meeting at 8:03.

**Roads Report** – Cliff road work 75000 done. Work to level north lane. Seth was waiting for north lcliff road done also sweeping but n conduits needed help. Phil lucy II reviewed road a month ago told seth, asking 7700 for this year. where cliff and north lane Phil Sherburne reported that the widening of the top of North Lane was appreciated as both a safety and an aesthetic improvement. A Photo of the work are attached in Exhibit 1. It appears that the Town is planning to pave the remaining unimproved areas fairly soon.

Chrisd said willows road needs to be cleaned. Large pothole on lower willows. Deteriating on edges . nw conduit at north and heath land input cars might hurt,

Brush Hog clearing 1700

Manual clearing 700

Trenching 600

Surface treatment (e.g. pothole) 300

Other (road sweeping, culvert clearing, road marking, etc) 2750

Optional / Stretch 1650

Total 7700

Messages addressed to "meeting group chat" will also appear in the meeting group chat in Team Chat

**lindsey** 8:17 PM

Spring road sweeping and conduit clearing

Heath and Spring Roads (North Lane Intersection Area)

Ledge Road Ditch Maintenance

Ledge and Wood Roads (Lower Section)

Lower Ledge Road Markers

Willows Road (Lower Section)

Heath and North Lane Intersection

Heath Road (Near Powell residence)

Cliff Road Extension

Willows Road (Upper Section)

Linden Road

Trish White expressed concern that water running down Spring Street is running aside and under the pavement where Spring and North Lane meet. This is causing potentially serious erosion. Phil volunteered to inspect the situation this weekend.

**Treasurers Report** – Doug Denise, Treasurer, reviewed recent revenue and expense totals and showed that our financial position is sound. Year to date income is \$11,921.33, expenses are \$4,892.82, and our current bank balance is \$35,446.99. Doug asked for assistance in reaching the last few people who had not paid their dues and Carol Ziegenhagen volunteered. The full Treasurer's report is attached in Exhibit 2. Wanted to give Steve a cost of living addition of \$200. Approved.

The board approved the budget for next year. At the annual meeting we will seek membership a discussion on how we should handle input from members at the meeting. Ask for input and say we will reconvene to discuss the budget further if disagreements at the meeting.

**Social Committee** – Jean Bubriski, Social Chairperson, listed the many excellent social events for the summer of 2025. Her extensive and detailed report is attached in Exhibit 3.

**Other Issues**

Chris mentioned that resolution the problems at east northfield water situation is progressing, but doing so very slowly. Bob will write up a one pager on the status and put it on the web site. Agreed that we will have a representative from Thomas Aquinas at the annual meeting. Meesha at library

The meeting adjourned at 9:36S PM. A date for the next meeting was not finalized.

Submitted Bob Ziegenhagen, Clerk  
July 27, 2025

**Exhibit 1**

**Road Work at the corner of North Lane and Cliff Road.**



**Exhibit 2**

**Rustic Ridge Association Treasurer's Report  
Board Meeting - June 1, 2025**

1. Greenfield Cooperative Bank account balance \$35,446.99.

2. PayPal account balance \$264.42.

3. Total FY24-25 Revenue to date

Contributions (Reserve Fund)	\$1,309.16
Dues Active Members	9,679.68
Dues Associate Member	925.16
Interest Income	<u>7.33</u>
Total	\$11,921.33

4. Total FY24-25 Expenses to date \$4,892.82

Brush Removal	\$225
Community Contribution	\$1,000
Five Acre Property	\$67.82
Road Maintenance	\$2,300.00
Social	\$400
Trash Collection	\$900

5. Member Dues payments and reserve fund contributions

FY24-25 at June 1

Active Members/cottages 49 paid of 64 cottages listed	\$9,679.68
Associate Members/Families 18 paid of 48 listed	\$ 925.16
Active Member Reserve Fund contributions – 17	\$1,251.11
Associate Member Reserve Fund contributions – 3	\$58.05

FY23-24 at April 20

Active Members/cottages 48 paid of 63 cottages listed	\$7,053.85
Associate Members/Families 19 paid of 52 listed	\$ 742.95
Active Member Reserve Fund contributions - 13	\$ 920.99
Associate Member Reserve Fund contributions - 2	\$ 115.80

6. In March 2025, PayPal invoices for annual dues were sent to all Active and Associate Members except those who'd already paid and a few with no listed email address (to whom letters were mailed in early May). As of this report, 22 Members have paid via PayPal. PayPal email reminders for unpaid dues (from [rusticridgeboard@gmail.com](mailto:rusticridgeboard@gmail.com)) were sent on June 1st. Additional requests for dues - cajoling, prodding, etc. - will be made, as required.

7. Other Items

Massachusetts Annual Corporation Report filed September 23, 2024  
Federal Annual 990-N Tax Return for FY23-24 filed September 23, 2024

### **Exhibit 3**

#### **Rustic Ridge Social Activities for Summer 2025 And Interesting Town of Northfield and Dickinson Library events**

**Update as of May 12, 2025**

***If you would like to add to our RR activities, please email [jbubriski33@gmail.com](mailto:jbubriski33@gmail.com) to add new ones.***

**July 4, 2025, Friday, 9:30am, Fourth of July Parade.**

Meet at the Flagpole on North Lane. Then at the end of the Parade, join a **Reception at the home of Lynzi Ziegenhagen and Lindsay Lack at 33 Linden Avenue.**  
[lynziz@gmail.com](mailto:lynziz@gmail.com).

**July 5, 2025, Saturday, 6 pm. Rustic Ridge Potluck Dinner at the Golf Club Pavilion.**

Come and see old friends and welcome new families that have bought cottages on the Ridge! Carol Ziegenhagen is the organizer this year, and you will get an Evite soon. Please reply in the Evite as to what food you would like to bring to Potluck. The results of the last few years of Potluck Dinners have been outstanding!! Email [carolzieg@gmail.com](mailto:carolzieg@gmail.com). Drinks will be available at the Golf Club House.

**July 8, Tuesday, 1 pm, Meet at the Vernon Pool, 607 Pond Road, Vernon, VT.** (Rain Date on Wednesday, July 9). Bring your own folding chair. Contact for information or carpool: Jeannie Bubriski. [jbubriski33@gmail.com](mailto:jbubriski33@gmail.com) or (949) 278-7293.

**July 10, Thursday, 6 pm, Library Event: Trivia Night. at the Brewery at Four Star Farms.** Teams of 1-6 players. 3 rounds of 10 questions. Feel free to bring your own food, or show up early and order from the delicious food truck. Playing mostly for fun, and maybe a little bit for prizes. You don't know what you'll know! (Get there early for seats.)

**July 19, Saturday, July 19, 12 -4 pm, Trinitarian Congregational Event: 200 years Celebration: BBQ.** Even if you are not a church goer, this BBQ is for everyone in Northfield. Celebrate this church that many of our ancestors attended, that is an important community resource in Northfield, and that has hosted many Rustic Ridge events, such as RR Annual Meetings, Family Picnics, and Celebrations of Life.

Chicken dinners for \$20 or \$15 with extras, hot dogs for \$10. Events for all ages, music, beer and wine, farmers market, etc. This should be the community event of the summer!

**July 26, Saturday, 4 pm, - Rustic Ridge BINGO NIGHT at Catherine Broadhead's,**  
at 21 Pine Road - Crossroads Cottage. [catherinebroadhead@gmail.com](mailto:catherinebroadhead@gmail.com)

**July 28, Monday, 12 pm - Meet at Ware Beach on Spofford Lake, Route 9A,**  
**Spofford, NH.** Contact for information or carpool: : Jeannie Bubriski.  
[Jbubriski33@gmail.com](mailto:Jbubriski33@gmail.com) or (949) 278-7293 (Rain Date: July 29, Tuesday)

**August 2, Saturday, 9:30 am - Rustic Ridge Association Annual Meeting.**

At the Trinitarian Congregational Church, President Chris Martin.  
[chrismartin@bellsouth.net](mailto:chrismartin@bellsouth.net)

**August 2, Saturday, 6 pm - Annual Rustic Ridge Dinner. At the Golf Club Pavilion.**  
Each Family brings their own picnic. ***We need someone to organize this event, which is easy since each family brings their own food.*** Beverages will be available at the Golf Club House.

**Other summer-long events in Northfield:**

The Town of Northfield has a Recreation Department which keeps growing in terms of recreational activities for all ages. Go to:  
<https://northfieldma.myrec.com/info/activities/default.aspx?type=activities>.

**Activities include:**

- Pickleball,
- Mountain Biking Club
- Adult Exercise classes
- Adult Ballet classes
- Free Playgroup for 0 to 5 years

**The Dickinson Library has many activities every month. Go to the website**  
<https://northfieldpubliclibrary.org/> for activities and a calendar of events.

**Here is a sampling:**

- Puzzle exchange on the first Saturday of every month, 10-11:30 am
- Several Book Groups each month with excellent and current books selected: check the Library website and calendar.
- July 19<sup>th</sup>, Saturday, 10:30: Eyes on Owl-with live owls.
- July 30<sup>th</sup>, Wednesday, 3 pm, Poetry Discussion Group.