

August 10, 2011

Dear Neighbor:

After more than one year of striving for a constructive dialog with the President and Board of Lincoln Ridge ("LR"), the Lincoln Ridge Conservation Trust (the "LRCT") feels compelled to communicate directly with residents to provide information and clear up some miscommunications, as well as to describe the management of the conservation land that surrounds Lincoln Ridge. The LRCT believes that an open discussion with unit owners and the LR Board is needed to establish a healthy relationship between the organizations and to establish the best possible land management procedures.

Formation of Lincoln Ridge and Lincoln Ridge Conservation Trust:

As most of you are aware, Lincoln Ridge was built on property formerly owned by the Winchell family. The zoning changes that permitted the establishment of Lincoln Ridge in 1979 required that the land surrounding it be preserved as conservation land. The Lincoln Ridge Conservation Trust was established as an independent non-profit organization to receive the deed to the conservation land, to own and oversee this property and to enforce the terms and restrictions of the Declaration of Trust. Massachusetts laws governing land trusts establish parameters for the Declaration of Trust, the selection and duties of the trustees and the care and management of the property. To fulfill its obligation of conserving its land, the LRCT has granted, with the approval of the Town, a Conservation Restriction to the town-wide conservation organization, the Lincoln Land Conservation Trust. LRCT is a separate legal entity from Lincoln Ridge, just as the Farrar Village Condominium property is a separate legal entity. By its forming document, the property over which LRCT has stewardship is for the enjoyment of residents of the Town of Lincoln, including LR residents, but has no legal connection to Lincoln Ridge. LRCT is your neighbor, and a majority of the trustees live at Lincoln Ridge.

Communication and Miscommunication:

The Lincoln Ridge Board and its president have communicated with you on several occasions this year regarding their dissatisfaction with LR's relationship with LRCT. Although informed of the facts, several times since the spring of 2010, the LR Board and its president have asserted that LRCT property can and should be managed by its abutting neighbor, Lincoln Ridge.

If the LR Board believes that changes to the LRCT conservation land should be made, LRCT would be interested in considering these issues. However, despite numerous requests by LRCT for meetings and educational sessions with residents, the LR Board has not been receptive or agreeable to such meetings or sessions.

Land Management

The primary mission of the LRCT is to preserve the conservation values of its land. Other than the numerous trails, maintained at no cost, over LRCT and other Farrar Pond land by the Lincoln Land Conservation Trust, activities on LRCT land are limited to those the trustees determine are needed to protect people or structures or in unusual circumstances. For example, in recent years the trustees have 1) granted permission to rebuild the LR septic fields beyond the permitted areas; 2) permitted clearing adjacent to the LR tennis court; and 3) made arrangements for disposal of LR landscape waste on conservation land.

Although they have not formally approached the LRCT on the topics, the President and the Board of LR seem to desire to conduct landscape management beyond the condominium land onto conservation land. The trustees of LRCT are willing to consider landscape guidelines, approved in advance by the Trustees in an open process, which permit activities such as improving the appearance behind the units while enhancing conservation values by creating buffers, eliminating invasive species, and enhancing wildlife. Although aware of this policy, the Board of LR has chosen to characterize LRCT as prohibiting any change.

It bears noting that the LR president, in his capacity as unit owner, has recently planted hemlock trees in remediation of an incident in which trees were cut down behind his unit on LRCT land without the permission of LRCT.

Letter to the Town Selectmen

On May 10, 2011, while declining to meet with the LRCT, the Lincoln Ridge Board sent a letter of complaint to the Town Selectmen of Lincoln regarding LRCT. This letter, which purports to represent the views of LR residents, was neither presented to the LR Board nor to LR residents prior to mailing and may not represent the sentiments of most residents. For those of us who have served on the Board of Lincoln Ridge, the letter is an embarrassment to all residents of Lincoln Ridge in its many misrepresentations and innuendo. Attached is a copy of that letter for your information. We take this opportunity to set the record straight.

Requests of LRCT to Meet with LR Board

Contrary to statements contained in LR Board minutes and the LR president's Activity Reports, the LRCT has reached out to the LR Board and also to its president requesting meetings on at least seven (7) separate occasions on the following dates: 9/9/10, 12/15/10, 3/13/11, 4/25/11, 5/22/11, 6/26/11 and 7/7/11. On April 25, 2011 LRCT requested a meeting with the LR Board with an agenda that included:

- Regular communications between these neighboring organizations;
- Better understanding of the fiduciary role that the LRCT Trustees play in conserving its conservation land for the residents of Lincoln;
- Mutual efforts to inform unit owners of the boundary lines between the condominium association land and that of the LRCT and adjacent conservation land owned by Farrar Village Conservation Trust;
- Procedures by which unit owners, preferably working through LRHA, could petition the LRCT to permit limited actions (such as cutting trees which endanger people or property) on LRCT land;
- Opportunities for Lincoln Ridge Homeowners Association ("LRHA") and LRCT to encourage understanding and use of the conservation lands owned by LRCT, both to conserve the open space and to improve the quality of life in the condominium through education and perhaps "work day" activities.

We have been refused or ignored in each such request as communicated by the President of the LR Board.

Request for Co-sponsorship of a Public Forum

On June 26, 2011 and on July 7, 2011, the LRCT contacted the LR Board in writing, requesting a co-sponsorship between LRCT and LR of a public forum in September in which residents could learn more about conservation land, good stewardship and how the neighbors might work more cooperatively. We received no response from the LR Board or its president.

We were therefore surprised when LR residents received an Activity Report from the LR Board president dated July 20, 2011 suggesting a similar forum. We can only conclude he liked our idea, was inspired by it, and has taken it as his own. Ironically, the LR forum purports to raise many of the same issues we proposed to him three months before.

That the LR Board has finally agreed to a public meeting with the LRCT is good news. Now is an ideal opportunity for the LRCT and the LR Board to work cooperatively to have the public forum be informative, useful, and open to generating new ideas.

How to Learn More about Lincoln Ridge Conservation Trust

To better inform everyone about this matter, we have established an LRCT page on www.lincolnconservation.org with information on our Declaration of Trust, the Conservation Restriction regarding LRCT property, a map of the relevant property lines, and representative correspondence over the past fifteen months between our two Boards. We would like to work together with the LR Board and residents of Lincoln Ridge. We welcome the opportunity to openly discuss land

management and conservation values and provide educational and community land involvement activities to help all residents appreciate and enjoy the beautiful property which surrounds Lincoln Ridge.

Lincoln Ridge Conservation Land Public Forum

We understand that the LR Board has reserved Bemis Hall for the evening of September 20, 2011. Assuming that the LRCT is permitted to participate fully in the organization and content of this meeting, there may be much progress on the issues noted above. We encourage you to attend and look forward to discussing how we may work together.

Kind regards,

LINCOLN RIDGE CONSERVATION TRUST

By its Trustees:

Will Winchell, Chair
Diana Beaudoin
Buzz Constable
Sherwin Cooper
Joan Meltzer
Del Welch

William G. Constable

Subject: FW: Letter Sent to LR Residents from Lincoln Ridge Conservation Trust
Attachments: LRCT,Final,ltr to LRHA re conserv.mtg.,8.10.2011.pdf; ATT26677.txt

From: Diana Beaudoin [mailto:diana.beaudoin@rcn.com]
Sent: Friday, August 12, 2011 10:56 AM
To: bandtbeal@earthlink.net; acole@adcole.com; Jm8807@comcast.net; woof242@hotmail.com; bwr@neoucom.edu; lessismore519@hotmail.com; ann.chatham@comcast.net
Cc: costadad@hotmail.com; William G. Constable; sherwincooper@verizon.net; willowstar@verizon.net; diana.beaudoin@rcn.com; joan_meltzer@tjx.com
Subject: Letter Sent to LR Residents from Lincoln Ridge Conservation Trust

Dear Lincoln Ridge Neighbors:

The Lincoln Ridge Conservation Trust took the unusual step of hand delivering a letter to each unit at Lincoln Ridge earlier this week. A copy of that letter is attached for your information. Since some residents are away for the summer, we want to be sure you receive this communication. The packet awaits you at your door when you return.

Best wishes,

LINCOLN RIDGE CONSERVATION TRUST

Authentication-Results: mx05.lnh.mail.rcn.net; dkim=neutral (message not signed)
header.i=none
Date: Fri, 22 Jul 2011 08:33:01 -0500 (CDT)
From: JFoley@thedartmouthgroup.com
To: diana.beaudoin@rcn.com
Subject: Broadcast Notice - Lincoln Ridge Homes Association, Inc. -- Lincoln
Ridge Homeowners Association Activity Report July 20, 2011
X-Mailer: ColdFusion 9 Application Server
X-OriginalArrivalTime: 22 Jul 2011 13:33:01.0883 (UTC) FILETIME=[E0EAE0B0:01CC4873]
X-Junkmail-Status: score=10/50, host=mr22.lnh.mail.rcn.net

Date: July 22, 2011

Subject: Broadcast Notice - Lincoln Ridge Homeowners Association Activity Report July 20, 2011

**Lincoln Ridge Homeowners Association
Activity Report
July 20, 2011**

Dear Fellow Residents:
Here's what's happening.

Capital Projects:

The paving is done and areas of damage have been freshly repaired with topsoil and replanted.

We're still in the process of getting estimates for fire alarms. Frank Strouse, Paul Bartley, Kathleen MacDonald and the Lincoln Fire Chief will consolidate the specifications that will be put out to bid.

We have secured a bid from one contractor on walkways and will seek additional bids. Current indications are that the most economical way to proceed is to use our existing pavers.

Conservation:

After 30 years of growth, the forest is encroaching on the back yards of our units. Aesthetics and the potential fire hazard underscore the need to address these issues.

The forest surrounding our buildings is owned by the Lincoln Ridge Conservation Trust, which is responsible for its preservation and monitoring. Solving our problems would require some redefinition of what type of land management activities could take place beyond the 30 foot line behind our units, which currently defines the boundary between LRHA and LRCT. This area can be thought of as a transition between our units and the forest, and would be the zone that requires management.

The first formal effort to address these questions with the LRCT occurred in April of 2010 when recommendations as to their mission and governance were presented to their then president,

Gordon Winchell. Those recommendations were unanimously approved by our Board. Our suggestions were never acknowledged.

After much deliberation by the Board we concluded that there are two separate aspects to the situation. First is the LRCT governance, i.e., how representatives to the Trust are chosen, term limits for members, etc., all of which in turn influences how their mission statement is interpreted and implemented. These were presented in some detail in the recommendations to the Board. Second is the matter of coming up with ideas as to what type of forest management practice would accomplish our goals within environmentally sensitive parameters.

We have referred the first aspect, governance, to the town board of selectmen who, in turn, are in the process of referring it to the town's conservation commission. We have concluded that the second aspect, developing ideas on forest management guidelines, would be best achieved through an open forum that would include residents of Lincoln Ridge, the LRCT, Town Manager Tim Higgins, and Conservation Director, Tom Gumbart.

This forum will focus on idea generation rather than debate over existing purpose and governance. The session will take place in September after Labor Day and be moderated by Ken Bassett, who, in addition to being Lincoln Ridge's landscape architect is also the town's tree warden and a member of the Lincoln Land Conservation Trust.

Other:

A number of Windingwood residents have expressed concerns about some of the decisions this Board has made, and about the degree of community involvement in the decision-making process.

Questions and concerns of this nature are inevitable. A board of directors is tasked to make business decisions that will, in their judgment, benefit the whole community. Change is understandably discomfoting and a lot of changes are happening now. We have tried not to ignore the effect. However, community involvement is a two-edged sword; too much can paralyze decision making and too little can feed the discomfort. The balance is very hard to achieve, and each Board strikes its own balance on this issue.

This Board and the preceding one have recognized and acted on the premise that investment in improvement of Lincoln Ridge's infrastructure should not be postponed.

We have made an effort to share the rationale underlying our decisions to a much greater extent than has been the case in the past. We feel this worthwhile because we are doing a lot.

We will continue to be sensitive without disrupting our progress.

We will, of course, notify you of the date, time and place for the Conservation Meeting, and will give you more background information on the issues.

Regards,
Costa

William G. Constable

From: william winchell <costadad@hotmail.com>
Sent: Tuesday, June 28, 2011 12:56 PM
To: diana.beaudoin@rcn.com; costadad@hotmail.com; willowstar@verizon.net; William G. Constable; sherwincooper@verizon.net; joan_meltzer@tjx.com
Subject: FW: meeting with LR homeowners

Trustees,

Joan asked for a copy of the final letter to the LRHA Board, so I am sending it to every one.

Will

From: costadad@hotmail.com
To: sperlingfamily@comcast.net; tkrusinski@hotmail.com; jsargent@tuftsmedicalcenter.org; mgarrigue@post.harvard.edu; fbbeaudry@aol.com; kmm29usa@yahoo.com; costa@joannidis.net; mshepherd@babson.edu
Subject: FW: meeting with LR homeowners
Date: Mon, 27 Jun 2011 09:01:53 -0400

Dear Costa:

At a Trustees' meeting earlier this month, the Lincoln Ridge Conservation Trust ("LRCT") discussed our repeated requests to meet with the Lincoln Ridge Homeowners Association ("LRHA"), and your most recent (June 1, 2011) communication declining such a meeting.

As we have enumerated on several occasions, better communication with the Lincoln Ridge condominium unit owners is important for many reasons, including: 1) to describe the independent relationship of LRCT and LRHA; 2) to understand how Farrar Pond and the trails around it are cared for, and what rules and regulations apply; 3) to understand the rules that currently apply, prohibiting any alteration of the conservation land without permission of the LRCT Board; 4) to communicate the procedure to be applied if any unit owner (or LRHA) wishes to discuss any otherwise unauthorized activity on the conservation land; 5) to describe and discuss guidelines for the LRCT to consider in dealing with proposed landscape changes to conservation land; 6) to create mechanisms for more regular and clear communication between LRCT and Lincoln Ridge; and 7) to discuss possible programs in which Lincoln Ridge residents could be involved, ranging from trail walks, to work days, to nature seminars. As you know, there is much to talk about.

The LRCT has decided to host a meeting to which all Lincoln Ridge residents will be invited to discuss these and other matters. We intend to hold this meeting in September, at a date and location to be determined. We would be very pleased if the LRHA were to join us in sponsoring this meeting, and helping to set it up. We anticipate that a "Save the Date" or other invitation will be sent out by the end of July, and we look forward to hearing from you before then.

Best Wishes

LINCOLN RIDGE CONSERVATION TRUST

Minutes of Meeting of the Trustees
June 9, 2011

On June 9, 2011, a meeting of the Trustees of Lincoln Ridge Conservation Trust was duly convened at 38 Windingwood Lane, Lincoln, Massachusetts. The trustees present were Buzz Constable, Will Winchell, Sherwin Cooper, Bee Cohen, Del Welch and Joan Meltzer. Ms. Meltzer, Secretary, recorded the proceedings.

The meeting was called to order at 7:30 p.m. The first order of business was to create an agenda and there was unanimous agreement on the four topics that needed to be covered during the meeting.

Update on the trails within the LRCT property: Buzz Constable advised that the last thunderstorm in Lincoln had dropped six large trees on the trails and that those trees had already been dealt with and removed by Buzz and Will Winchell.

Update on the trespass of LRCT land by the Joannidis' at 52 Birchwood Lane: Buzz advised that the remediation plan which had been proposed by the Joannidis' and approved by this Trust in early May had been carried out and that three hemlocks had been planted behind 52 Birchwood Lane, without any disturbance to surrounding conservation land. It was agreed that the Trust would send a letter to the Joannidis, thanking them for fulfilling their accepted proposal. This matter will now be considered closed assuming there is no further infraction.

Lincoln Ridge Homeowner's Association letter to the Town Selectmen: All Trustees had been provided with a copy of the letter to the Town Selectmen, with attachments, from the Board of the Lincoln Ridge Homeowner's Association. This letter complains about the structure, purpose and current trustee membership of the Lincoln Ridge Conservation Trust. It claims the LRCT property surrounding Lincoln Ridge is dark and unattractive and is lowering property values. It requests assistance in enabling LRHA to participate in the management and evolution of the woodlands. It alludes to the fact that LRCT has been uncooperative in communication and availability with the LRHA Board. It criticizes the existence, methods of operation as spelled out in the Deed of Trust and relevance to the community of LRCT. It includes a proposal for changing the LRCT and changes LRHA would like to make on LRCT property. It mostly included a lot of confusing complaints that in several places were not clear on meaning.

A lengthy discussion followed regarding this letter. It was noted that it is an absolute falsehood that the LRCT had not cooperated in meeting with LRHA about their complaints and that on the contrary, we had requested a meeting on four or five occasions in the past year and had been rebuffed by Costa Joannidis,

the current president of LRHA. Buzz has asked the Board of Selectmen for an opportunity to present our view to the letter but had not gotten a response yet.

It was agreed that we should create a portfolio of correspondence in preparation for such a meeting. This correspondence goes back to April of 2010 and would be helpful to illustrate the efforts of the LRCT for meaningful dialog with LRHA.

Discussion then followed regarding whether LRCT should act on our own initiatives or act on the decline of Costa Joannidis to our last request for a meeting. Ideas regarding communication to the Board or to each individual unit owner were considered. We discussed preparing a written statement about the property which is subject to the LRCT. It could be noted that this is natural land but that the trustees could consider some alterations that did not affect conservation values. Some trustees felt that could open up the floodgates of residents wanting to beautify the woods behind their units. Other ideas considered were a conservation values communication describing the land surrounding the LRHA development, how the trust was formed and its function, the four private conservation trusts in Lincoln (LRCT, FVCT, FPCT and LLCT), the four or five values of a conservation restriction and what it means and what has the LRCT done in the past forty years to maintain the property it oversees. It was agreed these ideas needed further consideration at future meetings.

It was proposed and unanimously agreed:

RESOLVED: A letter from LRCT to the Board of LRHA would be prepared and sent to each Board member, advising that we felt dialog must occur between LRCT and the residents of Lincoln Ridge and that we were inviting the Board to co-sponsor this dialog. Whether they agreed or not, we would be going ahead with communication, education, programming activities and work day suggestions with the residents and would be extending an invitation to all residents for a fall meeting to begin this process.

Education and communication opportunities: Ideas suggested were a written document, to be either emailed or physically distributed to all Lincoln Ridge residents, including information on who and what LRCT is, a map delineating the land and boundaries, how and why conservation trusts benefit the citizens of the Town of Lincoln, how we relate to other trusts, what conservation restrictions are and why the LRCT restriction was ceded to LLCT (and it was a good thing). Reference might be made to the small section in the LRHA Homeowner's

Handbook regarding the conservation land. This document would be the take away, sent in advance, for the proposed September meeting among LRCT and Lincoln Ridge residents.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted,

Joan Meltzer, Secretary

From: costadad@hotmail.com
To: costa@joannidis.net; mgarrigue@post.harvard.edu; sperlingfamily@comcast.net; bartley6089@gmail.com
Subject: FW: Request for Meeting
Date: Thu, 2 Jun 2011 12:49:22 -0400

Dear Costa,

I am sorry that you and the LRHA Board want to postpone a dialogue with the LRCT. I think that this is important in establishing a working relationship regarding the conservation land.

We have not been informed of an "initiative with the Town of Lincoln Selectmen" and would be interested in documents related to this matter.

Sincerely,

Will Winchell

Date: Wed, 1 Jun 2011 11:49:42 -0400
CC: bartley6089@gmail.com; mgarrigue@gmail.com; sperlingfamily@comcast.net
To: costadad@hotmail.com
From: costa@joannidis.net
Subject: Request for Meeting

Dear Will,

Our committee met last night to address your request for a meeting forwarded in your 5/22 email.

We decided to hold off at this point until our initiative with the Town of Lincoln Selectmen plays out and takes its course. We hope you understand our position.

Sincerely,

From: costadad@hotmail.com

To: costa@joannidis.net; sperlingfamily@comcast.net; tkrusinski@hotmail.com; jsargent@tuftsmedicalcenter.org; ngarrigue@post.harvard.edu; fbbeaudry@aol.com; kmm29usa@yahoo.com; mshepherd@babson.edu

Subject: Conservation committee meeting

Date: Sun, 22 May 2011 11:22:19 -0400

Costa –

Thank you for your note of May 13.. We look forward to a productive conversation. While we were unaware of your January decision to delegate this discussion to your “conservation committee”, we are pleased to meet with anyone authorized by the LRHA.

We look forward to discussing new ideas about landscaping between the condo units and the LRCT land. Of course, in every case, land of LRHA stands between the individual units and the conservation land. I understand that you have been considering LRHA landscaping in some detail. Understanding your intention with respect to managing your landscapes behind the units will undoubtedly be helpful in our discussions. To the extent that your thoughts are available, it would be helpful to have them prior to our meeting.

However, until and unless a different policy is approved by a vote of the LRCT trustees, no cutting or other landscape alteration should be done by any person without LRCT explicit permission.

While the full board of the LRCT still requests a meeting with the entire LRHA board to discuss joint communication, education and programming opportunities as well as landscaping issues, a sub-group of us would be pleased to meet with your conservation committee. This being a small group and having had extensive prior communications, I do not think a preliminary meeting is needed before what will, in any event, be an informal dialogue among relatively few people. It would be useful if this meeting could be set up as soon as possible, before spring/summer plans get in the way .

Sincerely,

VIII

Date: Fri, 13 May 2011 14:15:18 -0400
CC: bartley6089@gmail.com; sperlingfamily@comcast.net
To: costadad@hotmail.com
From: costa@joannidis.net
Subject: Meeting request
Dear Will:

Your request for a meeting was reviewed last Monday (May 9) at our regular BOD monthly session at which time we reiterated the position established by the BOD last January: that conservation issues would be addressed by our conservation committee, whose members are Paul Bartley, Arnold Sperling and myself.

The three of us would be available to meet with you, especially if you were prepared with ideas on how to address our need to create a smoother, attractive transition between our units and the conservation land. We understand that there are precedents in the town of Lincoln where such accommodations have been made that include removal of existing plants and the addition of new ones.

Your proposed agenda focuses on the history of the status quo. Having read the documents and received independent legal interpretation, we are already knowledgeable on the subject. Staying on that path is not likely to be productive, because, as in the words of Henry Kissinger, the exchange of intransigent positions does not constitute dialogue.

A preliminary, informal meeting aimed at developing a forward looking agenda might be in order.

I'll be interested in your response.

All the best,

Costa

Lincoln Ridge Homeowners Association
1 Birchwood Lane
Lincoln, MA 01773

May 10, 2011

To: Town of Lincoln Board of Selectmen
cc: Lincoln Land Conservation Trust

Re: Lincoln Ridge Conservation Trust

We have an ongoing situation with the conservation land surrounding our community whose resolution in our view requires your awareness and participation.

We are a mature community of 58 households whose choice of domicile reflects our affinity with and appreciation of the nature around us. We contribute about \$400,000 per year in taxes, while consuming less than the usual amount of services from the town since we maintain and plow our roads and have fewer than a handful of children who attend Lincoln public schools.

Our situation is that the woodlands in the conservation areas have grown to the point that they encroach on our units. The landscape has become increasingly crowded, and in many areas dark and unattractive, with many dead trees and branches. Over time, quality of life and property values diminish, as does our safety, given the increasing hazard of a woodland fire.

We need a framework that can enable us to sensitively mediate and guide the evolution of the woodlands in a manner that can mitigate this situation.

The presumptive framework for addressing these issues would involve some combination of the Lincoln Ridge Conservation Trust (LRCT) and the Lincoln Land Conservation Trust (LLCT) and their interpretation of the original terms of the trusts. Unfortunately, our experience with the LRCT suggests otherwise. Our view is that neither the terms of the LRCT, nor its governance, its structure and the manner in which it has functioned, are favorable predictors of meaningful cooperation.

The terms in the trust regarding what constitutes good conservation practice and what consideration can or needs to be given to people abutting the area, is vague. As such, what is feasible or permissible is totally a function of the subjective interpretation of the trustees.

Following are some aspects of the LRCT's governance that cause doubt about its relevance to the Lincoln Ridge Homeowners Association (LRHA). Historically

the LRCT has operated in obscurity. Its mission, membership, recruiting methods and relationship to the maze of conservation groups around Farrar Pond and the Town of Lincoln, are vague. In the same vein, is the 2008 transfer of the conservation restrictions to the LLCT. No effort was made to inform the LRHA of this event and its significance implications to our residents.

In its current configuration, no term limits are involved in LRCT membership. There are term limits, however, in other similar organizations in town, including the LLCT. These facts, in conjunction with recruiting practices aimed at preserving the status quo, virtually precludes the opportunity for meaningful relief of the kind we seek.

A final point regarding governance has to do with understanding the propriety of the long-standing appointee from the Town of Lincoln to the LRCT, also holding the position of LLCT president. Given this overlap and the fact that the LLCT holds Lincoln Ridge's conservation restrictions, it is not clear how the LRCT is relevant.

Enclosed with this letter you will find material providing background to document our reason for writing this letter. It includes a letter from a short-term member of the LRCT who early on in her tenure began to question the structure, mission and procedural methods of the organization. It also includes a proposal for a revised structure of the LRCT in the belief that this could better dialogue with the LR Homeowners Association, and an outline from Ken Bassett -- contracted by Lincoln Ridge as a Landscape Architect to lead us in an updating of the landscaping in our complex -- specifying how some changes could benefit both the conservation area and the people living within it.

Our board of directors and its representatives thank you for taking the time to consider this issue. We look forward to your response, and hope to have an opportunity to work with you to achieve a successful resolution to the issues we have identified.

For the Board of Directors, Lincoln Ridge Homeowners Association,

(See attached signatures.)



Constantine Joannidis, President
52 Birchwood Lane
781-259-0633

enclosures:

- LRHA Board of Directors signatures
- April 3 letter to G. Winchell
- LRCT Membership Proposal
- Excerpt from 5/7/2010 Report on LR Landscape from K. Bassett

LRHA Board of Directors:

Florence Beaudry Florence Beaudry date 5/9/11

Matthew Garrigue M Garrigue date 5-9-11

Constantine Joannidis C Joannidis date 5/9/11

Tom Krusinski tom s krusinski date 5/09/11

Karen Moss Karen Moss date _____

John Sargent John Sargent date 5/9/11

Maria Shepherd Maria Shepherd date 5/9/11

Arnold Sperling Arnold Sperling date 5/9/11

To: Costa Joannidis, President, Lincoln Ridge Homeowners Association (LRHA)

Cc: Board Members, LRHA
Board Members, LRCT

Date: April 25, 2011

Dear Costa,

Over the past year, Buzz Constable and I have had many conversations with you and Paul Bartley concerning improving communication and understanding between the Lincoln Ridge Conservation Trust (LRCT) and the Lincoln Ridge Homeowners Association (LRHA). We also feel strongly that the LRHA can play an important role in improving misunderstandings that at least a few Lincoln Ridge condominium residents may have about the important conservation land surrounding their units. On several occasions over the past year, we have requested an opportunity for the Board of LRCT to meet with you at a formal LRHA board meeting. We now formally request a meeting with the Board of LRHA at its earliest convenience. I believe that both boards would agree to an agenda that includes (but would not need to be limited to):

- **Improved, regular communications between these neighboring organizations;**
- A better understanding of the fiduciary role that the LRCT Trustees play in conserving its conservation land for the residents of Lincoln;
- Mutual efforts to inform unit owners of the boundary lines between the condominium association land and that of the LRCT and the adjacent conservation land owned by the Farrar Village Conservation Trust;
- Procedures by which unit owners, preferably working through the LRHA, could petition the LRCT to permit limited actions (such as cutting trees which endanger people or property) on LRCT land;
- Opportunities for LRHA and LRCT to encourage understanding and use of the conservation lands owned by LRCT, both to conserve the open space and to improve the quality of life in the condominium through educational and perhaps "work day" activities..

As Costa and Paul are well aware, the Lincoln Ridge Conservation Trust is wholly independent of the condominium association, having been created to ensure to the Town of Lincoln that the conservation land around town-supported creative development would be conserved forever. As provided at its establishment, trails are permitted through the conservation land, and have been maintained for decades by the Lincoln Land Conservation Trust (LLCT). Although you have received these, I enclose for the other board members copies of the Lincoln Ridge Conservation Trust Declaration, and a copy of the Conservation Restriction by which the LRCT Trustees enhanced the protection of the land by including the LLCT and derivatively the Town and the Commonwealth) as having a legal interest in the conservation of this land.

We look forward to a prompt meeting between our boards, and for improved opportunities to work together on behalf of the condominium owners. We respectfully ask that a copy of this letter be appended to the minutes of your next meeting.

We look forward to meeting with you soon. I have included the names and contact information of the LRCT Trustees, and would encourage communication to any of them.

Sincerely,

William Winchell
President

29 March 2011 From Ken Bassett

Lincoln Ridge

Excerpt From May 7, 2010 Report on Lincoln Ridge Landscape Issues and Opportunities

The following text is copied from the above referenced report and provides observations and recommendations on what has been referred to as the transition zone between the Lincoln Ridge residential units and the adjacent conservation land owned and managed by the Lincoln Ridge Conservation Trust.

Zone 3. The Woodlands

The woodlands zone incorporates the landscape at the rear of the residences and the adjacent woodlands which are in large part owned by the Lincoln Ridge Conservation Trust (LRCT). In general this is an area with only modest amounts of new plantings and in many cases an area where preserved woodlands are very close to the units themselves. Issues of note for this zone include:

- **3.1 Shade:** depending upon orientation, the close proximity of tall trees, both deciduous and evergreen, to the residences creates a permanent shade condition that limits landscape options and equally importantly robs units of natural light. In some cases selective removal of trees would be desirable, but is subject to approval by the LRCT and possibly the Lincoln Land Conservation Trust (LLCT).
- **3.2 Lack of landscape:** in some situations the woodland side of residences is devoid of landscape altogether. The resultant barren condition detracts from the overall quality of the units themselves. Good examples exist of ground cover and shrub plantings that create a continuity of landscape quality around the entire unit.
- **3.3 Woodland plantings:** most, if not all, of the residences have living areas that look into the woodland zone. While it would require permission from the LRCT and possibly the LLCT, supplemental plantings of native species would add texture and color interest to the view. So-called understory trees and tall shrubs such as viburnums, amelanchier, redbud, witch hazel, and other shade tolerant species would add branching patterns, fall color, spring flowers, and other textures that would benefit the community and enhance the woodland scene.
- **3.4 Trails:** extensive trails exist through the conservation lands and are maintained by the LRCT. Community interest in how the trails are maintained and how public safety concerns are addressed should be conveyed to the LRCT which in turn can take action directly under its authority and/or work with LLCT and its volunteers and employees.
- **3.5 Glades:** a notable example exists of a woodland glade or meadow west of Birchwood Lane north of units 3-11. The bowl shape of the glade with its border of mature shade trees and evergreens is a positive addition to the landscape of the community and should be protected. While it technically falls in the LRCT conservation zone, its management should be of interest to the community and could be an area where wildflowers are added for seasonal interest.

Date: Mon, 21 Mar 2011 14:54:08 -0400

CC:

To: costadad@hotmail.com

From: costa@joannidis.net

Subject:

Dear Will,

Thank you for advising me of the addition of Joan Meltzer and Bee Cohen to the LRCT. Since neither is a member of our BOD, it is not clear how their addition will improve communication with the LR BOD.

Regarding your suggested attendance to address our BOD, my response remains the same as when you first suggested it. **I would need to know enough specifics about your agenda to determine if such an interaction would be productive.**

Regards,

Costa

From: costadad@hotmail.com
To: costa@joannidis.net
Subject: LRCT
Date: Sun, 13 Mar 2011 15:35:04 -0400

Costa,

We have added Joan Meltzer and Bee Cohen as Trustees to the LRCT. Joan is one of the people that you suggested be on the Trust and we are hoping that this will improve communication with the LR Board.

As we have stated in the past, Buzz and I would be happy to attend a meeting of the LR Board to improve communication and establish a working relationship.

I have been informed that the donation to the Farrar Pond Fund from Lincoln Ridge for '10 and '11 has been received and we thank you.

Regards,

Will

William G. Constable

From: William G. Constable
Sent: Wednesday, December 15, 2010 5:52 PM
To: 'Constantine Joannidis'
Cc: bartley6089@gmail.com; Joan_Meltzer@tjx.com; asperling@gmail.com; s@bluetie.com; costadad@hotmail.com; mcgean.rf@lincolnconservation.org; parkhurstd@lincolntown.org; kbassett@sasaki.com; sakicom@bluetie.com; sherwincooper@comcast.net; Kassab30@aol.com; Geoff McGean
Subject: RE: Lincoln Ridge Conservation Trust

To Costa and the LRHA Board of Directors –

As Costa is aware, Will Winchell, Chair of the Lincoln Ridge Conservation Trust (“LRCT”), is on an extended vacation with limited access to e-mail. Lest any misunderstanding arise among the several addressees to his December 14th letter, I am stepping in to respond.

While the four existing Trustees of the LRCT have enthusiastically agreed to consider nominees from the LRHA to fill vacancies (currently two) on the LRCT, the two organizations were established to be strictly independent, and I want to make sure everyone understands that the LRHA has no authority to “appoint” Trustees of the LRCT.

A little background is perhaps in order. When Lincoln Town Meeting voted to re-zone part of the Winchell Family land to permit creation of the Lincoln Ridge Condominiums, a primary, explicit motivation was the permanent protection of land around the development. This land helped create a broad swath of conservation land around Farrar Pond and connecting to Great Meadows National Wildlife Refuge to the west and Mt. Misery conservation land to the north. The extensive trail network on LRCT land is much used by many Lincoln residents, and a portion is part of the well known Bay Circuit Trail, which forms a 200 mile arc around Boston from Newburyport to Duxbury. Much like its slightly older neighbor, the Farrar Village Conservation Trust, LRCT was established by a Declaration of Trust which expressly provided that the Trustees need not represent the Lincoln Ridge Condominium owners. In recognition that the beneficiaries of the LRCT are the citizen’s of Lincoln, the Lincoln Board of Selectmen has one appointment to the otherwise self-perpetuating Board of Trustees. A copy of the Declaration of Trust was forwarded to the LRHA on May 27th, when the two Boards had productive discussions about working more closely together. As agreed at a May, 2010 LRCT meeting attended by then LRHA President Paul Bartley, the Trustees asked to attend an LRHA Board meeting to discuss several matters, including nominees to fill the vacancies on the Trust.

I am therefore a bit surprised to receive what I take to be your nominations for Trustees, as both Paul and Costa have informed Will that the LRHA would be unable to consider LRCT affairs until at least a January 2011 meeting to which we would be invited. I am confident that Will and the other LRCT Trustees remain anxious to meet with your board at its earliest convenience. The LRCT and LRHA have had cordial relations for many years, most recently involving LRCT permission to clear trees on the conservation land to improve the tennis courts, providing a limited disposal site for landscape refuse, and cooperating on the extensive revisions to the condominium’s septic fields.

Although some feel that the condominium structures were built perhaps too close to the adjacent conservation land (thereby limiting opportunity for formal landscaping), the LRCT has long maintained a policy to permit removal of trees which represent a danger to persons or property, but only upon the request of a unit owner or the LRHA. This policy was described in detail to Costa and Susanna Joannidis shortly before she became a Trustee of LRCT, more than a year before this summer’s cutting of several trees behind their condominium unit. The LRCT is working on the assumption that close cooperation with LRHA will continue, notwithstanding the settlement negotiations being carried on with its President.

I am sure that the LRCT is anxious to meet with the LRHA at its earliest convenience. If the Town Administrator or Board of Selects wishes to follow this, I urge them to contact me or Will after his return.

Sincerely,

Buzz Constable, Trustee
Lincoln Ridge Conservation Trust

William G. Constable
17 Old Lexington Rd.
Lincoln MA 01773

From: Constantine Joannidis [mailto:costa@joannidis.net]
Sent: Tuesday, December 14, 2010 11:49 AM
To: costadad@hotmail.com; William G. Constable; mcgean.rlf@lincolnconservation.org; parkhurstd@lincolntown.org; kbassett@sasaki.com; sakicom@bluetie.com
Cc: bartley6089@gmail.com; Joan_Meltzer@tjx.com; asperling@gmail.com; costa@joannidis.net; s@bluetie.com
Subject: Lincoln Ridge Conservation Trust

TO:
Will Winchell
Buzz Constable
Geoff McGean
Gary Taylor
Noah Eckhouse
Sara Mattes
Tim Higgins
Ken Bassett

December 14, 2010

REGARDING: Lincoln Ridge Conservation Trust

Gentlemen:

This is to advise you that the Board of Directors of the Lincoln Ridge Homeowner's Association has appointed the following members of our community to represent us on the Lincoln Ridge Conservation Trust:

Paul Bartley
Constantine Joannidis
Joan Meltzer
Arnold Sperling

This step is consistent with my memo to Will Winchell and Buzz Constable dated October 19, 2010, subject: LRCT, attached.

Sincerely,

Constantine Joannidis
President, Lincoln Ridge Homes Association

William G. Constable

From: William G. Constable
Sent: Monday, November 15, 2010 6:51 PM
To: 'william winchell'
Subject: RE: LRCT, Costa's response to "my" letter

Will

I just had a one hour conversation with Paul Bartley regarding my personal (not LRCT) correspondence of last week. It went exceptionally well. Here are some quick bullet points. None of which (I think) need to be communicated to everyone:

1. Paul believed that Costa acknowledged "at our first meeting" that the contractor had done additional cutting. Paul thought one tree, at the time.
2. Lynch Tree was hired by the Association, but was paid by the individual unit owners, who had specific trees that had been tagged as appropriate by the Association. Costa had four trees approved, which he paid for.
3. I agreed with Paul's assertion that the Association has no involvement with unauthorized cutting. I described my conversation with the Lynch employee, doing my best not to get him in trouble.
4. I said that we would have to take some more public action against the Joannidis' unless they proposed a remediation plan in the next week or so, as we were under some substantial pressure not to let this become a precedent.
5. I would not be at all surprised if Paul had a quite conversation with Costa in the immediate future and resolve this to everyone's satisfaction.
6. He will put the LRCT on the agenda for the January Association meeting. He is more interested appointing members to the LRCT than I, but willing to consider other topics.
7. He and I agree that there should be a good liaison between the LRCT and the Association; he would like to appoint four, and I indicated that the Trustees needed to be the actual selectors. That topic was cordially left for further conversation.
8. Other interesting facts that he dropped: the condo association spends about \$425k a year on maintenance and capital improvements. Also, Paul is considering proposing a rule that requires newly elected Association Directors to be less than 72 years old. Sounds controversial to me.

We can talk about this at your convenience. I don't think anything learned today changes any of the prior correspondence. Personally, I'd give Costa another week before calling him on the plan. And, also personally, I sure hope somebody has a public conversation about the cutting before their annual meeting.

Thoughts?

Buzz

From: William G. Constable
Sent: Monday, November 15, 2010 3:25 PM
To: 'william winchell'
Subject: RE: LRCT, Costa's response to "my" letter

You probably did, 'cause I remember the "early '11 time frame, although I did not recall his nominating a "slate"/ Given all the circumstances, I'm more inclined than before to simply inform them both that current circumstances (i.e., the septic and Costa's cutting) mandate that we have a full group of trustees before the end of the year, and we would appreciate

any recommendations – for that is all they will be—in the next couple weeks – perhaps they could ask for volunteers at the meeting this week.

I feel like we are playing chess with Costa, and frankly I have more enjoyable and stimulating things to do.

FLASH – I just talked to Paul Bartley – a good conversation about which I'll write up tonight. Nothing requiring action, but I feel a bit better. At least he acknowledges that Costa did wrong and needs to rectify it.

B

From: william winchell [mailto:costadad@hotmail.com]

Sent: Monday, November 15, 2010 1:08 PM

To: William G. Constable

Subject: FW: LRCT, Costa's response to "my" letter

Buzz,

I thought I had forwarded this to you. It is the only communication that I have received re dates of meetings and Trust appointees.

Re Doug: It seems that we are having trouble communication the procedure for allowed cuttings on CT land, even to our Trustees.

Will

Date: Tue, 19 Oct 2010 18:07:57 -0400

CC: bartley6089@gmail.com

To: costadad@hotmail.com

From: costa@joannidis.net

Subject: LRCT

Dear Will:

This is a belated response to your recent e-mail to Paul Bartley regarding the LRCT.

I am responding instead of Paul because we have decided that I assume the primary role of liaison for our Board regarding conservation since Paul's term expires at the end of December.

Your note touches on nominations from Lincoln Ridge to the LRCT, the erosion of the trail from Windingwood, issues related to trees in our septic area and the possibility of you and Buzz attending a future Board meeting.

Our Board will be reviewing conservation in general, and nominees for the LRCT in particular, early in 2011. This is because the subject is vital to our community and we need time for review and dialogue, time not immediately available due to our current focus on 2011 budgets and planning the road reconstruction of Birchwood Lane. At that time we will be submitting a full slate of four candidates to represent us. This based on the attached membership guidelines approved by our Board and reviewed in detail with Gordon.

Your meeting with our Board would also take place in early 2011. I look forward to meeting with you in order to discuss the purpose and agenda of such a meeting.

Paul advises that the subject of the trees in our septic area has been addressed by a communication to you from Duncan Brown. Arrangements have been made for our landscape contractor to address the erosion of the trail from Windingwood along the lines you had discussed with Paul.

I look forward to a productive relationship that would recognize the interests of all concerned.

Regards, Costa

To: Paul Bartley
cc: LRCT Trustees

From: Will

Re: Lincoln Ridge Homeowners Association ("LRHA")
Lincoln Ridge Conservation Trust ("LRCT")

Date: September 7, 2010

Dear Paul:

Thank you for the informative discussion with Buzz Constable and me last Wednesday, when the LRCT Trustees were investigating a reported trespass and removal of vegetation on LRCT land.

Our productive conversation ventured beyond discussion of Costa's cutting, and served as a good follow-up to the meeting of the LRCT which you attended last May. Our conversation included:

- The importance of on-going communication between LRHA and LRCT. The Trustees would be pleased to attend a future Association board meeting;
- The LRCT currently has two vacancies and we would be pleased to consider any nominees that the LRHA can provide as soon as possible, as we all agree there should be a full board whenever possible;
- The LRHA newsletter provides a splendid opportunity to remind unit owners about the conservation land, encourage proper use, and remind all that no cuttings, disposal of waste, or other landscape alteration is permitted without the Trustees' consent;
- With respect to the Joannidis' trespass, it appears that some of the work may have been done by the contractor which was arranged by the LRHA, Lynch Landscaping of Wayland. We may need your assistance to ensure that they, and any other contractors you may hire, are strictly aware of the conservation land boundaries;
- You described additional septic field construction to be undertaken. It appears that none is on, or will materially affect, LRCT land;
- We appreciate your intent to help mitigate the erosion taking place by the trail by Windingwood, down slope from new septic systems, and look forward to working out the details before any work is done;
- Everyone seems pleased with the revived tennis court and fence, including the tree trimming around the court to which the LRCT consented;
- Shortly after the meeting in May, I believe you received copies of the LRCT Declaration of Trust and Conservation Restriction held by the Lincoln Land Conservation Trust ("LLCT"). If there are questions about either, please let Buzz or me know, and we will try to help.

We look forward to working with you.



William Winchell

LINCOLN RIDGE CONSERVATION TRUST

TRUSTEES' MEETING

May 26, 2010

Lincoln Ridge Association Office

In attendance were Gordon Winchell, John Kassabian, Buzz Constable and visitors Paul Bartley, Will Winchell and Harold McAleer

Gordon Winchell, President, called the meeting to order at 7:45 PM, noting that three of the current 5 Trustees were in attendance.

Gordon provided a short historical overview of Farrar Pond, beginning with its acquisition by the Farrar family in the 1600's, purchase by the Winchell family in 1925, and development by the Farrar Village Condominium and Lincoln Ridge Condominium in 1973 and 1979, respectively. He concluded with a description of the three conservations trusts and one Farrar Pond Association which own and care for the pond and conservation land surrounding it.

Upon motion by Buzz, seconded by John, it was VOTED: To appoint Will Winchell as Trustee.

Upon motion by Buzz, seconded by Will, it was VOTED: To accept with regret the resignations of Susanna Joannidis and Gordon Winchell as Trustees.

Upon motion by Buzz, seconded by John, it was VOTED: To appoint Will Winchell as President.

At the request of the President, Paul presented a proposal dated April 26, 2010, submitted by Susanna to the Trustees and filed with a copy of these minutes. Paul described the recent reorganization of the Lincoln Ridge Association ("LRA") of which he is President, designed to bring more energy, accountability, and effectiveness to the operations of the Lincoln Ridge Condominium. Initiatives include reconstruction of the tennis court,

significant landscaping and road improvements on the condominium and improved communications both among condo owners and between LRA and LRCT. After discussing the proposal, the attendees agreed that the objectives of Susanna's proposal include: improving communication between LRA and LRCT, improving the selection process for LRCT Trustees, and providing greater accountability between LRA and those LRCT Trustees who are residents of the condominium.

There ensued a lengthy and constructive conversation, including descriptions of the imperatives within the LRCT Declaration of Trust, past LRCT practices which could be improved, potential conflicts of interest, the difficulties of finding active volunteers, and communication both between LRA and LRCT, and between LRCT and condominium owners.

Items of consensus among the LRCT Trustees include:

- Susanna, Costa and Paul are to be thanked for stimulating this discussion.
- Improved communication is important. If invited to the next LRA Board Meeting, as many LRCT Board members as possible will attend to initiate conversation. Paul offered to have minutes of the LRCT meetings sent to the unit owners with the minutes of the LRA meetings.
- The LRCT Declaration of Trust (a copy of which will be sent by Buzz to Paul) provides that trustees are elected by sitting trustees. However, the LRCT would be pleased to consider nominees suggested thorough a formal LRA process.
- Although the LRCT Declaration of Trust does not provide for term durations or term limits, there is no reason why an incoming trustee could not agree to a term of one, two, or three years. There remains some dispute about term limits, and it was noted that LRCT could not impose conditions on the appointment from the Lincoln Board of Selectmen. This cooperative nomination process should be implemented to fill the current vacant slot and those that might arise in the future.

One issue which merits further communication between the LRCT and LRA relates to landscaping activities which might affect LRCT lands. Buzz described a process being initiated with the Farrar Village Condominium Association (FVCA), in which changes to conservation land necessary to protect people or property are discussed between the Farrar Village

Conservation Trust (FVCT) and the FVCA. The experience there has shown that some people do not adequately perceive the distinction between condominium open space and conservation land. In addition to reminding unit owners of the restrictions on conservation land, the FVCA will be the intermediary with unit owners, gathering any questions or issues, and considering the issues themselves in addition to passing them on the FVCT.

Paul volunteered to expedite consideration of the LRA donation to the Farrar Pond fund, recognizing the pond is an important amenity for most of the unit owners.

The Stewardship Report involved the following:

- Although the trails around Lincoln Ridge are in reasonably good shape, the trail from Windingwood remains badly eroded. Paul noted that road drainage is the primary cause and that the LRA intends to build a “Cape Cod berm” next year to prevent the erosion. At that time, the contractor can remediate the erosion in accordance with a plan to be worked among Buzz, Ken Basset, and the engineers.
- Buzz related the working agreement previously between the LRA and the LRCT about disposal of clipping and brush on conservation land. Paul suggested that LRA provide a chipper once per year which will keep the waste level manageable, and permit the waste to be stored in the current location. All were pleased with that solution.
- Will described the current situation concerning invasive aquatic vegetation on Farrar Pond. Although not an action item of LRCT, all agreed that continuing treatment remains a high priority.

After a motion to adjourn, the meeting ended at 9:45pm

Respectively submitted
Buzz Constable

Gordon and Enid Winchell

From: <sherwincooper@comcast.net>
To: <sjoannidis@yahoo.com>; <gandefam@massmed.org>; <dcbartley@comcast.net>;
<buzz@awperry.com>; <kassab30@aol.com>
Sent: Thursday, May 20, 2010 10:59 AM
Subject: Irct mission
Dear Susanna:

Since it appears the 26th is the finalized date of the meeting, and, as I informed you, I can't be present, I want to offer some comments to you and the board.

No Touch. While it is true that no ecosystem can survive in pure form in the patchwork quilt of the New England landscape, it is also true that human intervention on the whole has been far more destructive than beneficial. I do think we should let nature take its course--it does have a course--and not arrogate god-like responsibility to ourselves.

Lincoln is not just about people; it is equally about land--that's our TRUST. Indeed, the ethos that makes this town stand out is a novel kind of acquisitiveness--whenever possible it puts more land (and its plants and animals) under unencroachable protection. That's good for OUR nature as well.

Let's be bold. Let's buck the trend. Let's try to approximate the pitifully small part of the planet still in a pristine state. Let's not surrender to "current reality".

Sherwin

William G. Constable

From: William G. Constable
Sent: Friday, April 09, 2010 3:59 PM
To: 'susanna joannidis'; Gordon Winchell
Cc: Paul Bartley
Subject: LRCT

Dear Susanna:

I am taking this opportunity to respond to your April 3rd letter to Gordon Winchell, as you have been so kind to copy me on your note.

The conflicts about managing conservation land in America are both old and acute. This is also true in Lincoln, where we have had discussions about management objectives for open space which include wildlife management, protecting rare species, firewood production, active recreation, creating urban-like parklands, encouraging natural succession where the absence of man's hands promotes quiet contemplation, protecting watersheds and floodplains, creating visual buffers, and simply preventing building.

A word about open space and the Lincoln Ridge and Farrar Village Condominiums: The Town of Lincoln re-zoned this land specifically to preserve the majority of the land around Farrar Pond from development as single-family house lots, and town officials worked with the Winchell family to ensure the least possible impact of the condominium's construction and operation on the surrounding open space and visibility from Farrar Pond. The zoning and the subsequent special permit issued by the Town required that the open space be preserved as such. The Lincoln Ridge Conservation Trust (the "LRCT") and the Farrar Village Conservation Trust (the "FVCT") were specifically established as independent of the Condominium Association with the "beneficiaries" of the trusts (to the best of my recollection) being the citizens of Lincoln.

Many of your comments ring true to this observer (who served on the Town Planning Board when Lincoln Ridge was under development, and has served the LRCT for more than two decades), and I comment as follows:

- The communications between the LRCT and FVCT and their respective Condominium Association boards has been sporadic, and perhaps less inclusive than it might. This has improved in the past couple of years, especially with Lincoln Ridge, for which the LRCT coordinated closely to accommodate the substantial re-building of septic systems and to accommodate disposal of landscape waste. As you and Costa are aware, we have also expressed an understanding of your tennis court issues, and a willingness to coordinate its rehabilitation. However, further work could surely be done, including regular meetings with the Association board and inclusion of conservation matters in the communications between the Association and its owners.
- As we discussed in a lengthy conversation at your house last year, the LRCT does not have a "total 'no-touch' policy". We do have a strong policy that forbids anyone from trespassing on conservation land in a way which changes the landscape or its vegetation. We do recognize the important recreational and contemplative values of the conservation land, and have long cooperated with the Lincoln Land Conservation Trust to maintain the trails. We have often expressed our willingness to consider landscape changes where trees represent a significant danger to persons or property. While we are vigorous in attempting to retain a buffer between Farrar Pond and the condominiums above it, I (personally and cannot speak for the LRCT at this point) have expressed to you support for additional landscaping between the Condominium Association and the conservation land which: 1) improves the condos' backyards, 2) creates a more clear demarcation between association land and conservation land; and 3) enhances conservation values; however, we have not actively managed the majority of the conservation land. Although we could consider more active management, it would have to be in the context of the conservation values of the land, the requirements of the zoning, the limited resources of the conservation organizations in Lincoln, and the need to provide consistent.

Other aspects of your April 3rd note generate concern, and prompt these responses:

- It is disappointing that you would choose to resign after less than a year as

Trustee, especially if it were because other Trustees might not "substantially share my conservation philosophy". I think your point of view is valuable, along with your advocacy and your potential assistance in selecting Trustees.

- To my knowledge, the "mandate of the LRCT" is broader than managing the land for Lincoln Ridge or its residents, and the conservation restriction on the land mandates compliance with that document as well.
- To the extent you imply in your 4th paragraph that it is somehow appropriate for owners "to take matters in their own hand", I must vigorously disagree. There is no authority, anywhere, for condo owners or the Association to trespass on conservation land of the Lincoln Ridge Conservation Trust or the Farrar Village Conservation Trust (and as you know some of the FVCT land is close to some Lincoln Ridge condos).

While I cannot speak for the LRCT or for either Gordon or Will Winchell, I certainly encourage you to continue to participate in conservation matters, and will urge all involved to continue a reasoned dialogue with you and the Condominium Association.

Buzz
-0199

-----Original Message-----

From: susanna joannidis [mailto:sjoannidis@yahoo.com]
Sent: Saturday, April 03, 2010 8:01 PM
To: Gordon Winchell
Cc: Paul Bartley; William G. Constable
Subject: LRCT

Dear Gordon:

I enjoyed our visits -- your "house call" last week and Costa's and my visit to your lovely house yesterday. I'd like to reiterate in writing my interest in the Lincoln Ridge Conservation Trust -- and explain my point of view.

I wish to clarify that if I am to accept the position of "secretary" of the Trust, I will want to work with a group of people who are open minded, available to put some time and effort in as trustees, and would substantially share my conservation philosophy.

Briefly stated, my philosophy is captured by the Mass. Audubon Society's mission statement: "dedicated to the preservation of the nature of Massachusetts for its people and wildlife." (Interestingly, the words "people" and "wildlife" have been added within the past ten years.) The LRCT mandate dated at its founding in 1963 says that its "purpose is to preserve and maintain the environment of the land and its surroundings in accordance with current law and good environmental practice." There are no specific guidelines for "good environmental practice." The land and its surroundings do not exist in a vacuum. If we add the importance of interaction between nature and people, we can begin to form a specific program that reflects the current reality.

Current conservation practice seems to consist of advocating and enforcing a total "no touch" policy. I do not agree that we can leave nature strictly alone and expect it to continue to be vital. Also, the dictatorial tone of such a policy encourages some property owners to take matters in their own hands, surreptitiously chopping and cutting which can cause destruction and disfigurement of the woods in the hands of the uneducated. But they should have some means by which they can satisfy their wishes without distressing the environment. Since the mandate of the LRCT is to manage the land it holds in trust for Lincoln Ridge, it should provide such a framework and can do so through education and development of guidelines.

The current trustees have made little effort to inform the community of the Trust's existence and mission, nor have they made an effort get a sense of the residents' requirements and wishes. The Lincoln Ridge Homeowners Association Board is not specifically aware of LRCT's mission; has not been included in proposing trustees, and was not made aware of the signing over of the conservation restrictions of the Lincoln Ridge conservation land in the fall of 2008.

I would suggest that a process based on inclusion, education and dialogue would be appropriate for going forward.

I will be happy to help with a meeting in mid-April (after our return from vacation) to facilitate the transfer of your presidency of the LRCT to your son, Will. However, without an entirely new slate of Lincoln Ridge residents -- and I do have candidates in mind -- I will not be able to continue as a trustee.

I appreciate your suggestion that you talk with our Board President, Paul Bartley. I think he understands my position. I would also hope that everyone understands that I do not feel that it is my place to encourage current members to resign, which would be necessary in order to form a new resident group of trustees.

Enjoy the beautiful day tomorrow; your little piece of Nature is very special.

Best regards,
Susanna

cc: Paul Bartley
 Buzz Constable

LRCT Membership Proposal

Submitted April 26, 2010 by Susanna Joannidis, 52 Birchwood Lane

The following proposal for membership in the Lincoln Ridge Conservation Trust has been written with the purpose of connecting the governing body of the condominium complex directly to the responsibility for the conservation land. This connection is best achieved through the formal involvement of the Lincoln Ridge Homeowners Association Board in the membership process.

This proposal has been reviewed by members of the LR Board, and I fully expect that it would be accepted by the entire LR board.

Lincoln Ridge Conservation Trust Membership:

Four members selected by LR Home Owner's Assoc Board (LR Board)

Three-year terms. Second term can be held after one year off Trust

No one can serve more than two terms

Members must include at least one LR Board member

Members will require yearly endorsement of LR Board

Chairmanship will be selected by Trust members

Term rules shall apply to all members except Winchell family who have no term restrictions. The Lincoln Selectmen would be notified of their responsibility in selecting a town representative. The Town of Lincoln representative should conform with the above term rules.

For practical purposes, so that no more than two Trust members go off the Trust at one time, the members at the outset will have terms selected for them.