

Bay Pointe Village Homeowners Association
Mailing Address
46 Bay Pointe Drive Extension
Buzzards Bay, MA 02532

To: Town of Wareham Planning Board
Re: Restoration of Bay Pointe Village Property

February 18, 2022

Dear Planning Board Members,

The Bay Pointe Village Homeowners have a question. During the construction of Windward Pines Phase 1 condominiums by Bay Pointe Club,LLC, approximately 180 ft. of our frontage was excavated, 68 ft of our Privet hedges were removed, and two street lights owned and serviced by Bay Pointe Village's electrical source were removed by the Bay Pointe Club. At the time, we were verbally told they would be replaced. This area of damage is located across the street from the condominiums they were building.

Because Bay Pointe Club did not replace the Privets after one year's time, we decided to replace them ourselves for the privacy concerns of our residents as construction was going on right outside their window. Also, we replaced them because there was a 68 ft gap in a much longer row of hedges. We also loamed and seeded in front of the hedges. We asked Bay Pointe Club for reimbursement.

There is still 110 ft. of frontage that hasn't been loamed and seeded after three years. The street lights were never replaced. Bay Pointe Club has been promising to reimburse or restore this damage after they repave the road. However, it has been three years and recently they have implied they are not responsible. It seems to the residents here at Bay Pointe Village, that we should not have to pay for the restoration of our property and frontage. Bay Pointe Club is building these condos for profit. We do not profit in any way. We are mostly an elderly community living on a fixed income.

Our Question: Is there money set aside in bond for cases just like ours? Can we petition to be reimbursed? Please advise.

Thank you,

Bay Pointe Village Homeowners Association
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