



# Welcome to Great Hills!

## A Little Background & Some Questions for New Buyers

All owners are deeded members of the **Great Hills Homeowner’s Association**. (GHHA) The GHHA is a registered Massachusetts 501c4 non-profit corporation formed by the developer of Great Hills in 1974 to administer the financial, legal, and other affairs of its lot-owner membership. The following is an abbreviated overview for anyone new to our corner of the world.

**Introduction** - *We pride ourselves on being accessible and friendly. (we’ve all heard horror stories about HOA’s run amok—not here!) Most residents have selected Great Hills for its beautifully laid out custom homes, carefully maintained common area landscaping, and attention to detail. Approximately 25% of Great Hills is designated as Common Area—giving the entire neighborhood its “green” look.*

**Examples of Covenants Designed to Preserve Great Hills:** Owners need to obtain prior written approval to remove live trees greater than 4” in diameter, erect a fence, display signs, add solar, build additions, sheds or modify the exterior of their home. There is no overnight parking of commercial vehicles. Owners can’t store construction materials or waste, accumulate other debris, operate a public business, keep unregistered vehicles or boats, or paint a home’s exterior (without having the color scheme pre-approved). The Covenants & Bylaws links below contain the full GHHA guidance—you are welcome to download a copy! All lots in Great Hills also fall under the Sandwich Historic District’s jurisdiction, and its rules for exterior modifications—everything from hedges to sheds to paint colors are within its jurisdiction and in addition to GHHA’s regulations and covenants. They are both critical.

**Together**, your neighbors have invested well over \$50 million in these 149 Great Hills homes and the surrounding real estate. Consider that for a second. We all have a BIG stake in this neighborhood and its continued liveability and desirability. If you like what you see here, please know that our primary objective in overseeing Great Hills is to “stay the course.” We appreciate what we have, and when the opportunities present themselves, we will strive to improve it further. With your support, what you see today is what you and your family will enjoy for years to come.

**Privileges & Legal Obligations:** GHHA Membership conveys certain **deeded legal rights** and incorporates **deeded financial obligations** for every lot owner. Note: Association membership cannot be separated from lot ownership. This is part of what you will have purchased.

**Lot-Owner Deed Covenants:** <https://www.greathillshoa.org/copy-of-covenants>

**2023 Amendment to Covenant:** [https://www.greathillshoa.org/\\_files/ugd/cc6e40\\_bd32c6918043406890bf53dd193d4c13.pdf](https://www.greathillshoa.org/_files/ugd/cc6e40_bd32c6918043406890bf53dd193d4c13.pdf)

**Great Hills HOA By-Laws:** <https://www.greathillshoa.org/copy-of-covenants>

**Great Hills & Town of Sandwich Services** (overview): The Town of Sandwich maintains, plows, and repairs public streets in Great Hills, collects taxes, and provides municipal police, fire, EMS, K-12 school, library & social services. In general, Great Hills does not have common gas (certain exceptions), water, or domestic sewage.

All residential lots must include town-approved septic systems. Your water well is your responsibility to inspect, test & maintain. Barnstable County provides testing at your request (fees apply). The GHHA provides all common area landscaping. Cable and electric are arranged directly through Comcast and Eversource, respectively. We have 2 pickleball courts and a tennis court. In the Spring of 2025 we will be refinishing a court, to add basketball, street hockey, and shuffleboard. Trash collection is privately arranged, although the Town operates a fee-based, public transfer & recycling facility off Route 130. (Exit 59, old exit #2) that is open to all Sandwich residents.

**Association Governance:** Oversight of Great Hills rests with the elected, all-volunteer Great Hills Homeowners Association Board of Directors. Each lot owner has one vote for each lot owned. Take a moment to visit the two links above for the complete details.

*Questions or concerns? PLEASE reach out; we're here to help!*

## **Official Business Name & Address:**

### **Great Hills Homeowners Association**

Box 461, East Sandwich, MA 02537

Email: [GreatHillsMail@gmail.com](mailto:GreatHillsMail@gmail.com)

GHHA Website: <https://www.greathillshoa.org/>

Board Contacts: <https://www.greathillshoa.org/ghha-contact-information>

### **Sandwich Historic Commission:**

<https://www.sandwichmass.org/324/Historic-District-Committee>

**The GHHA's fiscal year runs from May 1st through April 30<sup>th</sup>.** Assessments are set at the Annual Meeting (within the first two weeks of June), at which time the Board's final operating budget, slate of officers, and matters of general interest are discussed and voted on. All residents are encouraged to attend and participate. Under the Covenants, each fiscal year's authorized assessments are due 30 days after the budget is approved at the Annual Meeting. Practically, that means early July of that fiscal year. (That's the way it was originally drafted in 1974)

**GHHA Monthly Board of Directors Meetings Are Open to All Lot Owners.** All homeowners are welcome to attend our monthly meetings. (As of February 2020, The Board switched to "Zoom" virtual meetings for the foreseeable future.) Please call or email for log-in details. Board of Directors membership is open to all lot owners in good standing. Board positions are "formally" entertained at the Annual Meeting but may be considered anytime at the Board's discretion. Feel free to visit the website periodically for updates: <https://www.greathillshoa.org/>

**GHHA Annual Meeting & Annual Assessments.** All lot owners are encouraged to attend the Annual Meeting every June and any special meetings/votes that may be called from time to time between Annual Meetings. The Annual Meeting date is mailed to all lot owners of record and posted on the GHHA website. FYI, the yearly assessment is a modest **\$325/lot.**

**Unpaid Assessments & Fees** incur late charges at the rate of 18% per annum as authorized in the Covenants. Amounts due are a continuing lien on the land and a personal obligation of the owner who incurred them. Unpaid fees and assessments are not waived or dismissed by a change in ownership.

GREAT HILLS – NEW OWNER PROFILE

Please complete and return at least 10 business days before your scheduled closing date.

**Buyer Profile Questions:** We gather new-owner profile information for those coming into our community and the Great Hills Homeowners Association for use by the Board, Treasurer, and Bookkeeper for billing and official correspondence. (Please SAVE pages 1-2 for your records. Complete and RETURN page 3) via email or fax.

1. **SELLER'S NAME** (All Owners) and GHHA Street Address:

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2. **BUYER'S NAME** (All owners):

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3. Projected Closing Date:

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4. Buyer's Projected Move-In Date:

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5. Reconfirm the legal lot # (not the same as the street address or parcel #):

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6. **BUYER'S MAILING ADDRESS, PHONE# & EMAIL ADDRESS:** (For billing & official GHHA correspondence AFTER Move In)

Physical & Mailing Address:

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Email Address: \_\_\_\_\_ Phone:

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7. Will the Buyer, be a permanent resident (full-time), seasonal resident or non-resident?

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8. Will the Buyer use or offer the property primarily as a rental? (Restrictions apply):

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9. IF the Buyer will not be a full-time resident, please provide the Buyer's primary contact information, including phone, email, and mailing address for billing and official GHHA correspondence:

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10. Name, Phone & Email of the Buyer's Realtor:

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**PREPARED BY THE BUYER** (Print): \_\_\_\_\_ Sign: \_\_\_\_\_ Date:

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**The GHHA Treasurer will prepare a notarized Massachusetts 6D Certificate for the Sellers and have it available for pickup within three (3) business days of receiving the Buyer information listed above.**

There is no charge when requests are received on a timely basis, but please do not wait until the last minute for the 6D that you require for your all-important closing. Please don't hesitate to call if you have ANY questions at all.

THANKS!

**Great Hills Board Members**

**585-734-5990**