



Lakefield Farms

South Sandwich MA 02563

Newsletter, February, 2026

West Wind in Winter:

Another day awakes. And who —
Changing the world — is this?
He comes at whiles, the Winter through,
West Wind! I would not miss
His sudden tryst: the long, the new
Surprises of his kiss.

Vigilant, I make haste to close
With him who comes my way.
I go to meet him as he goes;
I know his note, his lay,
His colour and his morning rose;
And I confess his day.

My window waits; at dawn I hark
His call; at morn I meet
His haste around the tossing park
And down the softened street;
The gentler light is his; the dark,
The grey — he turns it sweet.

So too, so too, do I confess
My poet when he sings.
He rushes on my mortal guess
With his immortal things.
I feel, I know him. On I press —
He finds me 't wixt his 's

Alice Meynell 1847-1922



Christmas Party:

Once again, the Christmas/Holiday party was a success with about 25-30 folks showing up. Yes, we wish more would come and join the Trustees and staff with a glass of cheer and some great shrimp and wings. Thanks goes to the Trustees for hosting this event and putting in all the hard work to make it happen. This was the first time in many years that we have had a roaring log fire going. See more about this below.



So, What about the Deck?:

The embarrassing thing is that at the time of writing, the deck is still not passed by the town. Our original engineers provided the contractor with instructions on procedure. These instructions were approved by the town and we got the required permits. Unfortunately, the instructions were physically impossible to carry out. Upon instructions from the town, the contractor had to get a structural engineer who will work with us to devise an alternative plan, so we are making progress. Go to our website over the next few weeks to keep abreast of the situation.



Renting the Clubhouse:

Yes, what a gem, what a bargain. But how do we do it?

Try and rent a venue for a private event for the low price of our clubhouse. We can do it for such a low price due to two things:

First, your annual assessment fee pays for much of the upkeep of the clubhouse as well as the grounds and other facilities. But the incremental costs incurred when it is rented comes from the rental fee. One of the costs we avoid is an after event clean up. The renter is expected to do a clean up after the event. This is how we keep the costs down and therefore keep the rental fee so low.

However in recent times we have noticed that in some cases the clubhouse has not been left as clean as it should be. Food and drink stains on the floor, dirty cooktop, drink stains on the walls, party debris, party items left in the kitchen. Please remember that another neighbor will be renting it after you, and they will expect the clubhouse to be clean.

Most of our renters do a good job. So, please, help us keep the price low by making sure that if you rent the clubhouse you leave it clean and you take everything you brought to the clubhouse away with you.

We set the temperature in the Clubhouse to 70 degrees in the winter and 74 degrees in the summer. You may change the set temperature on the smart thermostat. The instructions are in the Renters Guide Folder.

Food Pantry Drive:

It does seem that the some people judge the economy by how much they make on the stock market. But some of us tend to judge the economy by how much a bag of groceries cost. So, some of us are struggling, some more than others. So this holiday season the Trustees decided to try a fund drive for those less fortunate than ourselves and are forced to use local food pantries. We suggested gift cards from local supermarkets since the food pantries often get better deals with gift cards. I said that I would report on the results of that drive. Suffice to say, we received two gift cards, one check and \$12 in cash. Thank you to the four donors.

Kayaks, etc.:

Well, we almost did it. We almost got all kayaks removed from the premises. But, alas, a few remain. This could be that the owners have moved away and forgotten to take their boat, or they have just been abandoned. But if you still have a boat at the clubhouse, please remove it as soon as possible since it does cause our plow guy some issues which may lead to you finding a damaged or unusable boat come Spring.

What's New

As you read above. This year was the first in many that we have had a log fire in the clubhouse. We had the chimney inspected and a few modifications done to improve safety so now, if you rent the clubhouse and want to have a nice cozy fire, you can. But, while there is no need to tell you, it behooves us to mention that safety must be paramount if you use the fireplace. To that end, we have the following instructions for fireplace use:

1. Bring your logs and starter kindling, etc. Please do not use any liquid fire starter
2. Bring an ash bucket to the clubhouse
3. Ensure the chimney damper is open (See picture below)



4. Keep the fire-guard in place at all times
5. Ensure all furniture is at a safe distance from the fire
6. Never leave the fire unattended
7. Before leaving at the end of the event. Place all the embers into the ash bucket to take home for disposal. Please do not dispose of ashes on the Lakefield Farms facility
8. Don't place the ash bucket on the floor or the
9. Ensure no lit embers are present in the fireplace
10. Do not close the chimney damper
11. Make sure that fireguard is in place
12. Failure to adhere to these guidelines may result in a cleaning fee

These instructions may also be found in the Renters Guide Folder

Please note, the downstairs fireplace is not to be used.

Community Events

Are you a professional in a topic that some people may have as a hobby such as photography, flower arranging, etc? Do you have a hobby that others may like to take up or know more about, such as model railroading, remote controlled planes, or cars, quilting, etc?? Then why not host an evening of informative discussion and demonstration for your neighbors.? If this takes your fancy let me know and we'll get it arranged for the use of the clubhouse.

The Trustees are thinking about hosting a Pot-Luck Supper some time in March. This is where everyone brings their favorite dish, perhaps, a dish from where you grew up. If this is of interest, please drop us an email at lakefieldfarms@comcast.net.

Our Neighborhood:

When I mention to someone from around here that I live in Lakefield Farms I almost always get the response that I am very lucky. And that's the way I these days that are made of unique homes, and there are few developments than can boast a private lakeside beach, a private boat ramp, tennis courts and a clubhouse that is available for private events, gatherings and meetings; all for a few dollars per week. I like to think of Lakefield Farms as a community; a community of homeowners who appreciate the benefits of being here and of having each of us as caring neighbors.

So, how can we all do our very best for our neighbors, our neighborhood and ourselves? Here are a few things we can do. First, please obey the stop signs. In a police reports from four major cities they cite that about 70% of motor accidents occur when drivers fail to stop at a stop sign. So please don't become a statistic. The next I living in Lakefield Farms. Enough said, I hope.

Many of us keep our lawns neat and tidy during the year usually by spending a lot of time and money on lawn treatments, irrigation and the like. It is a concern of some that dog owners in our neighborhood allow their dogs to damage their n e i g h b o r s . Here is a comment from the American Kennel Club:

Why Does Dog Pee Discolor Your Grass?

Through eating food and taking supplements, bloodstream while others are filtered out by the kidneys. The unabsorbed nutrients get expelled from the body through urination.

The problem for your lawn is not the pee itself but rather the chemical compounds that are contained in it. As the water [high](#) the [concentration of nitrogen](#). If left untreated, the grass will appear brown at the center and

green at the edges where the nitrogen is less concentrated, which leaves those nasty yellow marks.

" While nitrogen and nitrates are beneficial can actually be [Dr. Chyder Bonk, DVM](#), a remote veterinary consultant at PetKeen. " If you already fertilize your concentrated nitrogen in one area, it can

(<https://www.akc.org/expert-advice/home-living/dog-pee-killing-grass/>)

Finances:

Inflation! We all feel it, the last that I heard on TV was that grocery prices are up by as much as 30%. We are all probably aware that utilities are up drastically. The annual assessment has been \$250 for three years, yet while our assessment fee has not increased for three years, inflation has relentlessly moved on. And now we have the threat of new increases due to tariffs. Depending on where you get your news, in the past three years the cost of living has increased about 15% to 18% and who knows what the tariffs will bring. I know this hits us all, but it also hits the operating costs of your recreational facility too. Therefore, to avoid having to delve into our emergency fund as we did some years ago, we will have to increase the assessment fee next fiscal year. Therefore, in June 2026 (Fiscal Year 2027) the annual assessment will be \$300.00. Invoices will go out late April or early May.

The factor that has allowed us to avoid increases to the annual assessment for three years is the success rate that we have been able to recover funds owed. Since most members have now paid in full or are on a payment plan, that stream of income is reduced. This means we will become more reliant on the annual assessment and rental fees to fund our operating costs.

For the very same reason, we must increase the daily rental of the clubhouse fee to \$150.00 as of June 1, 2026. Rentals dates after June 1st but paid for before that date will remain at \$125.00 per day.

For a summary of our operating finances, please go to our website at www.lakefieldfarm.org. If you are a paid up member, you can gain access to financial information using the appropriate username and password credentials. To obtain these credentials, please contact me at lakefieldfarms@comcast.net.

