



UNIFIED TOWNS AND GORES OF ESSEX COUNTY
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Averill, Avery's Gore, Ferdinand, Lewis, Warren's Gore, Warner's Grant

July 13, 2010

Dear UTG Residents and Property Owners,

Greetings from our new municipal building in Ferdinand! If you haven't had a reason nor opportunity to check out the new facility, perhaps you will make it to the annual town meeting on August 14 at 10:00. We plan on celebrating the occasion with light refreshments after the meeting. We will provide a few food platters and invite you to bring something to share and your own non-alcoholic beverages. If you don't want to bring anything, that's fine too! Just show up and take a tour of the building and the 112 acres on the lot. By the way, the land note has been paid off and we still have a healthy balance in the land and building funds. Hopefully we will pay the building note off much sooner than the thirty years we are scheduled for.

Enclosed you'll find the annual meeting warning and agenda for fiscal year 2011. You are probably already aware that the UTG listers conducted their own re-appraisal this year. Once again the Board of Governors and listers took a trip to Montpelier to express their frustration and dissatisfaction with tax department calculations and policy; once again they were denied any action or tax relief for the residents of the UTG. The good thing that came out of the reappraisal is that both the board and listers are confident in their cost tables and data used to calculate property values. The true quality of these figures will not be known until sales occur and can be analyzed over the next few years. It is the sparse number of valid arms-length sales which skews the formulas the tax department uses in analyzing UTG land prices and this has been brought to their attention time and time again with no changes in procedures. At this point the board believes that until more towns find themselves in the same predicament as the UTG and choose to challenge the state, there will be no property tax reform.

This year is an audit year for the UTG and we have retained the firm of A.M. Peisch of St. Johnsbury to audit the financial records of the municipality. They will review the new building costs (land and building funds) and general policies, procedures and fund balances. This will be the third full audit since 2000. With each audit we learn where strengths and weaknesses are in our accounting procedures and spread sheets used to calculate the budget for our unique municipality.

The town of Norton and the UTG are now into their second year of the waste contract. This year there was a slight increase in the fee, however the arrangement still saves the UTG a considerable amount of money in the long run. Property owners who use the facilities are reminded to only leave trash and recyclables during normal operating hours and to never leave anything outside the gated area. The bulky day in Averill took place on July 10 with about a ton of trash collected. The second UTG bulky day will take place in Ferdinand in the center parking lot at the office on August 28.

Board of Governor meetings are held the second Thursday of each month at 5:00 p.m. and are open to the public. We encourage landowners to communicate their concerns to the board and become involved in their local government. Office hours for the summer are M-TH from 8:15 to 1 pm. If you need to visit the office at another time, Jennifer would be happy to accommodate you since she lives close by, and as always if you have a complaint about dogs you can call her at home too 802-723-4002.

Lastly, but perhaps the most important information contained in this packet, is that Lyndon Rescue Squad is still offering the subscription program and E911 signs. The signs cost \$10 each and can be purchased by contacting the department. Many people still don't have correct E911 numbers posted at their driveway and we can't stress enough the importance of having proper signage. If you have any questions on any E911 or emergency services issue, please call the office. We have also ordered new road signs to be installed along VT105 and also VT114N through Warren's Gore and Averill.

We look forward to seeing you on August 14!

Sincerely,

Barbara Nolan, Shawnda O'Keefe and Howard Walker
UTG Board of Governors

and UTG Supervisor *Jennifer Hanlon*