



Martha's Vineyard Land Bank Commission

November 3, 2016

NOV - 7 2016

Pasture Hill Road Association
Mrs. Valerie Sonnenthal
c/o Post Office Box 1210
West Tisbury, Massachusetts 02575

Dear Valerie,

Thanks for your October 3, 2016 letter.

The land bank disagrees with your reading of the association's charter. It was not designed to fix review to every fifth year following inception but instead was designed to prohibit review more frequently than every five years. The land bank commission has now agreed to pay a 33.33% assessment for 2016-2017 and asks that the formula for 2017-2018 be reconsidered, as the first review since 1993.

I am writing to outline the land bank's thinking for 2017-2018 and beyond. The land bank believes that the the reallocation should be based on principles of fairness. Ordinarily it is reasonable to allocate such expenses on a per-lot basis. Given the scale of the Pasture Hill association, it is just as reasonable to apportion costs here on a per-ownership basis, since some landowners own multiple lots. The land bank supports the per-ownership concept, which results in eight equal shares.

Apropos of the budget itself, the land bank believes, as apparently does the association, that expenses should be divided into those that affect all parties and those that affect particular parties. Road repair and shoulder trimming affect all parties.

The land bank requests that the 2017-2018 budget plainly itemize which expenses affect all parties and which do not, so that the land bank can clearly calculate what its one-share expenses will be purchasing. It is possible that the end result will be a tighter budget, once there are no longer any artificially high contributions from the public sector.