

COMMON LANDS

Indian Point's developers had the good vision to set aside common land for all residents. Uniquely, this includes the entire shoreland. Private lots extend only to the turf line, NOT to the tide line. All shorelands, including rocks, beaches, and marshes, are held by IPA for the common good. These lands are open to all members of IPA and may be travelled freely. Several paths allow access to the waterfront. Because these lands are held in common, any new structure such as stairs that would extend onto rocks or beach must be approved, and may be denied, by IPA.

No docks are allowed. Watercraft may not be kept overnight on common land, rocks, or beaches, except at the designated boat landing where many people keep their kayaks. Moorings are authorized by the town harbormaster. Fires, large gatherings, dog walking, and other activities on common lands are subject to sensible rules.



IPA's common lands include six beaches, a boat landing, and several hundred acres of forests, connected by a network of trails maintained by IP volunteers. These remarkable resources are available year-round to IPA members and their guests.



IPA is a member of the Firewise Program sponsored by the Maine Forestry Service. This program provides educational resources concerning fire prevention. In addition, IPA organizes two brush-chipping events each year for members to eliminate combustible tree cuttings from their property.

COMMUNICATIONS

In addition to hosting an annual meeting, the IPA Board of Directors maintains a website www.indianpointmaine.org which contains password protected copies of our bylaws, operating policies, committee reports, meeting minutes, maps, and other IPA-relevant information. These rules and procedures are intended to safeguard our common resources, foster a peaceful community, and preserve the natural state of Indian Point.

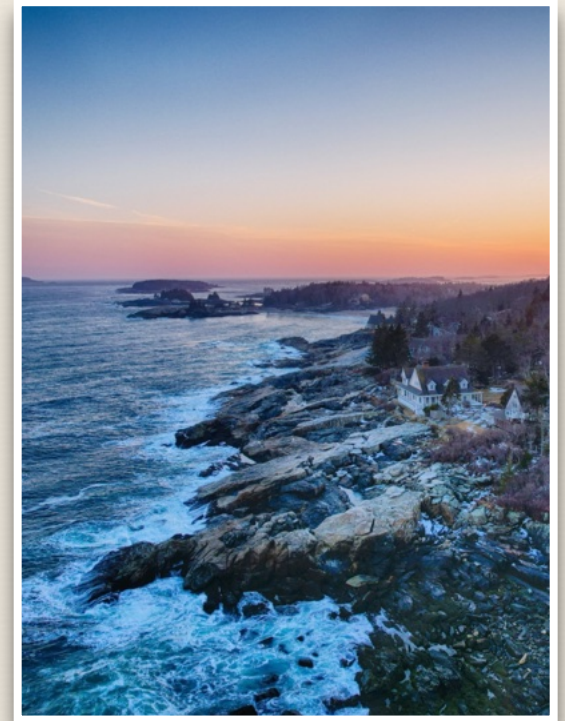
The Board of Directors also prepares and distributes to members periodic newsletters and a "spring mailing", which consists of updated member lists, a map, the members' guide, the renters' guide, a member car sticker, and other notices and updates.

Email indianpointmaine@gmail.com to request a copy of the bylaws and operating policies. For questions about dues or other financial matters, email the IPA Treasurer at indianpointmaine.treasurer@gmail.com.

- II.2023 -



IPA OVERVIEW



A BRIEF SUMMARY
OF THE
INDIAN POINT
ASSOCIATION
FOR REALTORS AND
PROSPECTIVE BUYERS





Front Beach with "Lone Tree" and Fox Islands in the background.

WATER AND SEWER

IPA also owns and maintains a public water system (PWS), which operates from May to mid-October and is accessible to any member. The water system is regulated by the Maine Drinking Program, and monthly samples are collected and sent to the state laboratory for compliance testing. The system is also regularly inspected for compliance with various state regulations. Over half of the cottages at Indian Point are connected to the PWS. There is a graduated fee for using PWS water, and each connected cottage has a metered intake line. Water conservation is strongly encouraged, whether you own your own well or are connected to the PWS.

IPA has no sewer system. All cottages at Indian Point must have individual septic systems approved and regulated by the town and state. The age and condition of your septic system is a significant caveat empor.

This guide is intended to answer general questions a prospective buyer might have about the Indian Point Association (IPA).

After purchasing an IPA property, new members are provided with a comprehensive information packet and the opportunity to meet with an existing member who can answer questions and share this place's special history.



COTTAGES, ANNUAL FEES & ANNUAL MEETING

IPA consists of approximately 110 lots with cottages and 10 privately-owned unbuilt lots. Most of the cottages are located on the peninsula's ocean side or on Sagadahoc Bay, which shares its name with the county in which we reside.

IPA is a nonprofit corporation and homeowners association, which levees an annual fee of \$465/property. Membership in the Association is required by deed. Bills for the annual fees are sent to members by the IPA Treasurer the week after the annual meeting, which is always held on the first Saturday in August.

The annual fees are used to offset IPA's expenses. The major expenses categories are gravel road maintenance (the asphalt roads are owned and maintained by the town of Georgetown), insurance, capital investments in IPA's public water system, stipends, snow removal, and common lands maintenance. The Association maintains a fiscal surplus to cover unexpected events such as adding a new well, repairing or reconstructing roads, or other high-ticket unplanned expenses.

Annual meetings are held either by Zoom or at the Georgetown Historical Society. The Call for the annual meeting is mailed to members by the IPA Secretary about 10 days prior to the meeting. Members have voting rights, which are apportioned based on the number of properties owned – one vote per property owned.

The annual meeting is overseen by the IPA Board of Directors, which consists of a President, Vice President, three Directors, a Secretary, and a Treasurer. The President, Vice President, and Directors are volunteers; the Secretary and Treasurer receive modest stipends.