

October 11, 2007

Greetings!

Sweet Pond is moving along swiftly and we are right on schedule for beginning construction in the Spring. We have been making progress on house designs and have a preliminary site plan. We are finishing up some additional site engineering and are looking to begin site work soon if the snow holds out (courtesy of global warming). The leaves are turning a little late this year so if you have not been out to visit now is a great time.

In September we received conceptual drawings for home designs from our architect, Austin Design. We held two focus groups and narrowed the choices down to one design. Through meetings and discussion the design team is working to refine the chosen concept and we are looking forward to seeing the final design. The conceptual drawings are posted on the website. This week photos of the 3D model of the individual house and of a preliminary site layout will go up on the webpage. The first full version of the site plan has been completed and, although there are still some changes to be made, it too will be posted soon. In the coming weeks as many of the finer aspects of the house design are worked out the [House Design](#) page will be updated often. One of the most exciting concepts being worked on is a way to incorporate solar photovoltaic panels into the south-facing roof or possibly as the roof itself.

We have undergone project review from the state and are finishing up work on the waste water permit. There will be one large septic system for the whole community and the design for that system will be finished soon. Once the site plan is finalized some site work can begin. Doing this in the off-season costs less and gives contractors some extra work. The first task will be preparing the orchard by opening up the view to the pond. Some pines from further back on the property will be transplanted to thicken up the tree line along the road. Any trees that come down will be milled for use in construction or stored for firewood for next winter.

One question that continually arises is how much will the homes cost? The easy answer is that we are aiming for somewhere between \$330 and \$350k but there are still too many variables in construction to determine the final cost. In the next 6-8 weeks we should be able to finalize the design and have our numbers for construction cost. At that time we will know for certain and will be ready to start pre-selling the first units. As always, if you have any questions please let us know. We have met with a number of interesting people over the past few weeks that have come out to look at the land and learn about the project. We are excited to be moving forward and see the project really take shape. Please be sure to pass this newsletter on to other folks and groups you know that might be interested.

Best Regards,

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P.S. We can not include the existing house on the property as part of the community so are looking to sell it. If you know of anyone who is not quite ready to take the step into an intentional community but is interested in

living near one please pass on this information. It is 1300 ft² ranch built in 1989. Same view as the community. Bordered by a field to the North and the community to the south. More info [Link to Brattleboro Area Realty](#)