



MLPOA

Monomonac Lake Property
Owners Association

Stewards protecting the health of Lake Monomonac in Rindge NH

NEWS & UPDATES

WATERSHED MANAGEMENT PLAN UPDATE

SEPTIC SURVEY

The Monomonac Lake Property Owners Association (MLPOA) and the Winchendon Springs Lake Association (WSLA) are partnering to develop a Watershed Management Plan (WMP) to help safeguard the long-term health and water quality of Lake Monomonac.

A major factor in protecting lake health is the proper care and performance of septic systems around the shoreline. A survey was emailed to you on Friday, October 31. This survey is designed to help us gain insight into the wastewater systems servicing lake properties and the level of knowledge residents have about how these systems impact water quality. The information you provide will help guide future education, support, and improvement efforts that keep Lake Monomonac clean and safe for all who enjoy it.

If you did not receive this email, here is the [link](#) to the survey. Your participation is important to the success of our work. It takes less than 5 minutes to complete. All responses are confidential, and no personal information will be shared in any published materials.

Will you please take a few minutes to complete the survey today?

WMP PROGRESS

For anyone who missed the MLPOA/WSLA presentation on October 20 by our FBE Environmental consultant, Grace Little, you can catch the presentation online:

[https://us02web.zoom.us/rec/component-page?](https://us02web.zoom.us/rec/component-page?eagerLoadZvaPages=sidemenu.billing.plan_management&isReferralProgramEnabled=false&isReferralProgramAvailable=false&accessLevel=meeting&action=viewdetailpage&sharelevel=meeting&useWhichPasswd=meeting&requestFrom=pwdCheck&clusterId=us02&componentName=need-password&meetingId=wrpKAKjUEuH6XujaoHoGMzxzT3IKDCtnQ3bQv9L7y-KIHqcxckvnHbnZfA54vokV.wVBVTOJAoMYTPM7A&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FqolcBgr9BiBIWZiZhVP4MCwXw_2K65F1P7yCtrg3ew1VgeJL9HHfNpOwiPfxHfJx.jsOiVhjJuu0VFyfy)

[eagerLoadZvaPages=sidemenu.billing.plan_management&isReferralProgramEnabled=false&isReferralProgramAvailable=false&accessLevel=meeting&action=viewdetailpage&sharelevel=meeting&useWhichPasswd=meeting&requestFrom=pwdCheck&clusterId=us02&componentName=need-password&meetingId=wrpKAKjUEuH6XujaoHoGMzxzT3IKDCtnQ3bQv9L7y-KIHqcxckvnHbnZfA54vokV.wVBVTOJAoMYTPM7A&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FqolcBgr9BiBIWZiZhVP4MCwXw_2K65F1P7yCtrg3ew1VgeJL9HHfNpOwiPfxHfJx.jsOiVhjJuu0VFyfy](https://us02web.zoom.us/rec/component-page?eagerLoadZvaPages=sidemenu.billing.plan_management&isReferralProgramEnabled=false&isReferralProgramAvailable=false&accessLevel=meeting&action=viewdetailpage&sharelevel=meeting&useWhichPasswd=meeting&requestFrom=pwdCheck&clusterId=us02&componentName=need-password&meetingId=wrpKAKjUEuH6XujaoHoGMzxzT3IKDCtnQ3bQv9L7y-KIHqcxckvnHbnZfA54vokV.wVBVTOJAoMYTPM7A&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FqolcBgr9BiBIWZiZhVP4MCwXw_2K65F1P7yCtrg3ew1VgeJL9HHfNpOwiPfxHfJx.jsOiVhjJuu0VFyfy)

Passcode: ij?99Qt8

OTHER MLPOA UPDATES

TAX ASSESSMENT

On October 16, 2025, a petition signed by 147 lake residents was delivered to the Rindge Town Board of Selectmen (BOS). Our appreciation is extended to Tina Sbrega, Anne Reed, Susan Kochinskas, and Deb Sweeney who organized and submitted the petition.

It asked for the following:

1. Review and adjust the \$650,000 base valuation to reflect fair market value,

2. Conduct an independent review or audit of the recent assessments to ensure accuracy, consistency, and transparency, and
3. Hold a meeting before December tax bills are issued to prevent unnecessary financial hardship for affected taxpayers.

At our recent board meeting, MLPOA endorsed the petition, and our endorsement letter was sent to the Rindge Town Board of Selectmen, the NH Department of Revenue Administration (DRA), and our local state representatives.

Then on October 22, more than 130 residents attended the BOS meeting to discuss the tax assessments and voice concerns. You can watch a video recording of the **meeting**, plus the Monadnock's Ledger-Transcript **coverage** of the meeting.

Town of Rindge BOS Chair Bob Hamilton met with representatives from the DRA on October 28 to review the concerns raised by residents. Go to the Town's website for an **update** regarding this meeting.

We assume the BOS will now have to accept Avitar's assessments so they can get the tax rate set and send out tax bills to Rindge property owners. If you disagree with Avitar's numbers, you may file for abatement consideration. To do so, you must pay your tax bill before filing for an abatement.

We will continue to monitor the situation and keep you updated.

WINCHENDON DAM AND WATER LEVELS

Water levels have gone down more rapidly this year than in past years, but we have been assured they are still within normal range. The water is still flowing over the spillway which means we're down almost two feet. It just usually takes a little bit longer to get to this point. We expect the lake water level to fall a total of between 2½-3 feet depending on how much rain we get. The WSLA will include the MLPOA in conversations with the Town of Winchendon with regard to lake water levels.

Anyone who has shallow well water issues should contact Jon Lewandowski (WSLA President) at [**baystate.handyman@comcast.net**](mailto:baystate.handyman@comcast.net) or Renee Tambling (WSLA Secretary) at [**tambling@comcast.net**](mailto:tambling@comcast.net) for advice and assistance. They can connect you with someone to help assess and offer guidance.

The new sluice gate project is currently waiting on the permitting process in Winchendon.

VANDYKE DAM off Goddard Road

We are also following the progress of the proposed work on the VanDyke dam off Goddard Road. It is of interest to us because the pond feeds into Lake Monomonac. The project was approved by the state and work has begun.

ROAD SALT

We continue to talk to the Town of Rindge on salt issues which impact our watershed. In good news related to this topic, Grace Little, our WMP consultant from FB Environmental, had an informative ride along with Mike Cloutier, Director of Public Works and was impressed with the quality of local culverts and roads in our watershed area (on a rainy day!).

MLPOA BOARD

It is with a heavy heart that we inform you that William "Bill" Gunther, past president of the MLPOA, husband of Nancy Gunther, and brother-in-law of Chip Hastings, passed away on Sunday, November 2, 2025. Bill was a longtime Lake Monomonac resident and a dear friend to so many. He was a great supporter of the lake community and also one of the kindest and gentlest gentleman that we've had the good fortune of knowing. Our community has lost a great friend and supporter.

We are grateful to welcome Tina Sbrega to the board. You may know her for her exceptional work on the tax assessment situation. Her energy and insight will be a tremendous asset to the board as we continue advancing the goals and priorities of the MLPOA.

Visit our Website

Connect with us
MLPOA | mlpoanh0569@gmail.com | monomonac.org

Monomonac Lake Property Owners Association | 29 Conifer Road | Rindge, NH 03461 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email & social marketing for free!