



Litchfield  
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Community Association, Inc.

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Dear Homeowners,

At the most recent meeting of your Board of Directors, the Board voted to engage Earthworks, a local and well-respected engineering firm, to begin work on the replacement of the fishing docks and boardwalk at Osprey Lake. Earthworks will be handling the inspection, design, bid, and build management of this exciting and much-needed project.

In addition, we have approved a full inspection and assessment of several other beloved amenities, including the beach clubhouse deck, and beach walkovers. This evaluation will help us responsibly prioritize future projects to ensure the long-term enjoyment and safety of these treasured community spaces.

While our goal remains to reopen the boardwalk and fishing piers as soon as possible, we also recognize the importance of thoughtful planning and sustained investment in the shared assets that make our community such a special place to call home. We understand the current limitations on access to these areas are disappointing, and we deeply appreciate your patience and cooperation as we move this important work forward.

Thank you for your continued trust and support. We are committed to keeping you informed with updates through Good Tidings and at our regular Board meetings. Together, we are building not just a more beautiful and functional community—but a stronger future.

Warm regards,

Marie A. Porreca, CMCA, AMS  
Community Association Manager  
On behalf of the Board of Directors  
Litchfield-By-The-Sea Community Association Inc.



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## **Frequently Asked Questions: Osprey Lake Project Updates**

### **Why are the fishing docks and boardwalk closed?**

The fishing docks and boardwalk were closed due to safety concerns and the need for structural replacement. A complete inspection and assessment is underway.

### **Who is Earthworks, and what will they be doing?**

Earthworks is a professional engineering firm with extensive experience in waterfront and community infrastructure projects. Their experience includes Federal, Municipal, and Marine projects. Locally you may be familiar with their work on the Murrelets Inlet Marshwalk, and the Murrelets Inlet Bike Bridge. They will be overseeing the inspection, design, bidding, and construction management of the new fishing docks and boardwalk.

### **What is the timeline for the boardwalk and dock project?**

While we are still in the early stages, the timeline will become clearer once Earthworks completes the initial inspection and design phase. We will share updates as milestones are reached.

### **Will residents have input on the design or features?**

The Board welcomes resident feedback and will share updates and renderings when available. While some aspects are driven by safety and permitting, community input is valued wherever possible.

### **What areas are being assessed in addition to the boardwalk and docks?**

We are also conducting inspections of the beach clubhouse deck, and beach walkovers. These assessments will help us prioritize future maintenance and improvement projects.

### **How will we be kept informed?**

We will continue to provide updates through Good Tidings, our official HOA newsletter, as well as during regular Board meetings. Residents are always encouraged to attend and stay engaged.

### **Why is this work important now?**

Proactive maintenance and thoughtful reinvestment help preserve property values, community safety, and our quality of life. These projects are part of our long-term commitment to protecting and enhancing the beautiful amenities that make this community special.

### **How is this work being funded?**

The project is being funded through reserve funds specifically set aside for capital improvements. No special assessment is currently planned.