

Hadleigh Woods Gazette

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April 2016



Message from the President

Springtime...what a wonderful time of the year in New England!

With Spring comes thoughts of flowers, budding leaves on trees and green grass. With that thought in mind, this Board will be making the decision this year about whether to turn the sprinkler system back on. I'm planning on having an informal meeting to discuss the issue. My invite will be going out to this Board, the previous Board, Hampstead Water, Landscape Committee chairperson and other individuals involved with our water system.

We will be power washing the buildings sometime towards the end of April. Please wait until that is finished before cleaning your windows. We will notify you when we have the actual date/s.

As many of you are probably aware, a number of our roofs are in need of replacement. This is a result of low quality shingles and less than adequate installation. We are in the process of prioritizing which roofs will be done this year determined by age, repair history, visual appearance and ultimately what we can afford out of our Capital Reserve.

Please do not park vehicles on the grass. Our lawns are fragile enough as it is. Also, instruct your guests on where to park. Irrigation sprinkler heads (those are the thingies that we used a few years ago) are near the edges and can easily be damaged.

Richard



Message from the Secretary

Good News – next year we won't have to fill out the Age Compliance Certificates unless we have new residents. I was told at the Planning Department that in the future all we need to do is send in a letter from an officer of the Association that the residents in the Community meet the age requirements.

Gratia



Our Water System

The spring flushing will be completed in the next few weeks. Also, many of the service lines to the homes seem to have residual manganese and residents should flush their outdoor spigots to help clear some of the stuff out. The following is a procedure for flushing service lines:

To flush service lines:

This should take between 10-20 minutes of flowing water, depending on the length of your service line.

(Note: Faucets without aerators, such as the bathtub spouts or garden hose spigots, flow more water and yield better results.)

- *Run cold water only! This keeps sediment out of hot water tanks.*
- *Open all outdoor garden hose spigots.*
- *Open all bathtub spigots (COLD WATER ONLY).*
- *Remove aerators and run faucets (COLD WATER ONLY), if possible.*
- *Continue flushing until water runs clear.*

To ensure clear drinking water this flushing should be conducted at least twice per year.

Charlie Lawza, Project Manager



Dear Homeowners,

My wishful thinking that the winter would just end already did not work. The landscapers were on schedule with mulch application and then more snow arrived. As mentioned in the previous communication, work was done to Unit 50 to prevent water entry around a side window. After the heavy rain on April 7th, we look forward to a positive report that the leak stopped. Owners stopped in to see the repairs noting that their units could also have the same issue. This will be a good test run. There is a large rotting tree left of the bridge that is in need of removal. Quotes are being obtained. Additionally, we are looking into removing trees left of the entrance on Flat Rock to allow sun to that area and lessen the ice buildup. We marked the ground area beneath each and met with a representative from Doug's Tree Service. Additional quotes have been

requested. We were advised to look at some roofs for potential replacement. The issues are mostly from the lack of tar paper and water and ice shield at original installation. Literature on these matters was submitted to the Board for review. Lack of underlayment shortens the life of roofing shingles. I look forward to the weather warming up and walking the property to identify areas that need attention by the landscaper. On a positive note, the property will be hiring the services of Got Gutters to power wash the buildings. We have been waiting for a break in the weather. Feel free to call with your needs. I am happy to speak with you.

Ken Foley

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Is anyone in the neighborhood interested in participating in a yard sale on Saturday, May 21st? If there is sufficient interest, we'll get the ball rolling. Please reply to the Hadleigh Woods Ombudsman by April 18th if you want to participate. The fee (for advertising) for participation will depend on how many are interested.



What is a Community Association?

Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do—or not do. Actually, the association is more like a housing management or service-delivery organization that provides three types of services to all residents—owners and renters alike

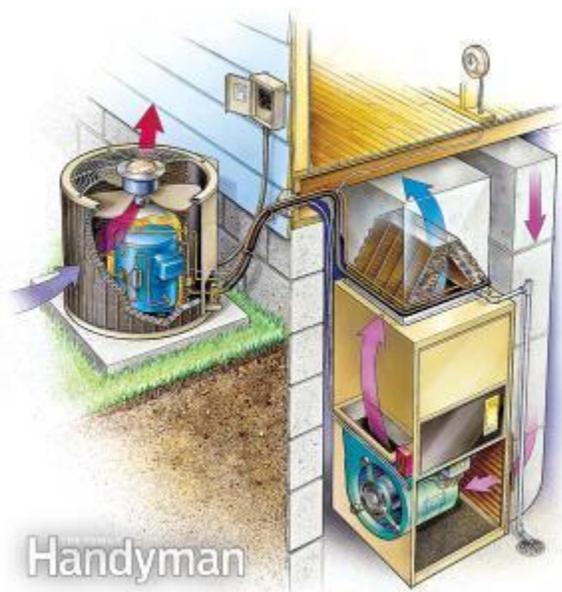
- Community services—these can include securing trash collection, publishing newsletters, orienting new owners, holding community-wide information meetings, and scheduling recreational and social functions.
- Governance services—these can include ensuring that residents are complying with the association's governing documents, that the association is adhering to local, state, and federal statutes (like fair housing laws), enforcing community rules and policies, administering design review policies, and recruiting new volunteer leaders.

- Business services—these can include operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management (whether carried out by a professional manager or a self-managing board of home owners), strong planning and organization, and carefully monitoring the association's affairs. It isn't easy, but by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders' interests in those homes.



Cleaning Air Conditioners in the Spring



Outside, your main job is to clean the condenser coil. The fan inside the condenser coil sucks air through the fins, and as a result, pulls dirt and debris with it. Dust, leaves, dead grass and anything else that collects on the fins will block airflow and reduce the unit's efficiency. Grass clippings thrown by the lawn mower and dandelions are particularly bad offenders. Always begin by shutting off the electrical power.

Then proceed with the cleaning. If the fan motor has lubrication ports, apply five drops of special oil for electric motors (not penetrating or all-purpose oil). You can find oil for electric motors at hardware stores. Many fan motors are maintenance-free—they don't have oil ports and can't be lubricated. Check your owner's manual if unsure.

The compressor and its motor sit inside the coil. They're usually sealed and won't need maintenance. However, if you have an older compressor that's belt-driven by a separate motor, lubricate the motor through its oil ports. In every case, keep an eye out for dark drip marks on the bottom of the compressor case or pad. This indicates an oil leak; the compressor or tubes might be leaking coolant (refrigerant) as well. If you find a leak, call in a pro to check the problem. *Don't tighten joints to try to stop leaks yourself!* Over-tightening can make the problem worse. And only a pro with proper equipment can recharge the system to the proper level of coolant.



Calendar of Events

- 04-11 Red Sox home opener at Fenway Park, 2:05pm
- 04-18 Tax Day
- 04-18 120th Boston Marathon 
- 04-22 Passover begins at sundown
Full Moon
- 04-23 Women's Service Club of Windham annual yard sale,
Saturday, 8:30am to 1pm upstairs in Windham Town Hall
- 04-30 Last day of Passover
Annual Rabies Clinic & Pet Fair, Bartley House parking lot,
Church St & N. Lowell Road, \$15.00 per pet, cats, dogs & ferrets welcome.
- 05-05 Cinco de Mayo
- 05-08 Mother's Day



2016 Board of Directors

Richard (President), Nina (President-Elect), Lucille (Treasurer)
Gratia (Secretary) and Al (Director)



ONGOING

Breakfast on Friday at 8:30 AM. An informal breakfast, open to all residents and guests of Hadleigh Woods, is held every Friday at 8:30 AM at Sammy J's Breakfast Café in Salem.

Bowling on Wednesday at 3:00 PM. The H-W "Open-To-All" bowling party is held every Wednesday afternoon at 3:00 PM at Park Place Lanes. We bowl for fun & exercise never following the rules of the game. After our fun bowling, some of us go out for a meal.

Breakfast on Sunday at 8:30 AM. A number of the Hadleigh Woods Community residents are also going to breakfast at the Southside Diner in Derry on Sundays.



There are two kinds of people in the world

"Some willing to work, and the rest willing to let them." – Robert Frost

"Those who finish what they start, and so on...." – Robert Byrne

"Those who constantly divide the people of the world into two kinds,
and those who do not." – Robert Benchley