

HADLEIGH WOODS GAZETTE

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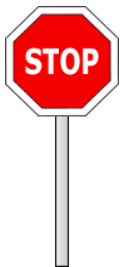
APRIL 2017

Message from the President

The damage from the tree at 2 Hadleigh is presently in the hands of the Association & unit owners insurance companies. It is yet to be determined if we will file a claim due to the fact that we have a \$5000 deductible. We are in the process of obtaining a quote for the removal of the fallen tree and 5 additional pine trees to take advantage of the equipment being onsite.

The Board will be putting together a list of buildings that will have new roofs this year. Please let us know if you have any issues that we should consider related to your roof.

The Board has agreed to run the irrigation system for three months this year. We are planning on beginning June 1st and running thru to August 31st. This will depend on the town lifting the water restriction ban. I will be looking for volunteers again this year to help with the startup.



Yes, believe it or not we have a stop sign here. For those of us that have completely forgotten, ignored, or are sight impaired it is at the end of Hadleigh Road. We also have a 20 mph speed limit. We have received complaints from unit owners including myself about violations to both. We have a number of residents and non-Hadleigh Woods residents that frequently walk our neighborhood because they feel that it is safe. PLEASE slow down and don't fly through the stop sign. Remember that there is more traffic on Flat Rock since the new homes have been built.

The Board would like to encourage a limited number of unit owners to attend the following workshop at our expense:

The CAI Board Leadership Development workshop teaches you how to communicate with association residents, hire qualified managers and service providers, develop enforceable rules, interpret governing documents and more.

The workshop consists of five modules:

MODULE 1: Governing Documents and Roles & Responsibilities

MODULE 2: Communications, Meeting and Volunteerism

MODULE 3: Fundamentals of Financial Management

MODULE 4: Professional Advisors and Service Providers

MODULE 5: Association Rules and Conflict Resolution

Saturday, May 6th - 8:00 am - 5:00 pm

Holiday Inn

9 Northeastern Blvd

Nashua, NH

Richard



Note from our Management Company

Dear Homeowners,

As you may have noticed, a tree fell near 2 Hadleigh during that last big wind storm. We were lucky in the manner that it hit the house and brushed alongside it as opposed to crashing down on top. A tree company has quoted the removal of the fallen section and that which is still standing. I met Richard on site and we marked 5 other trees that are probably a good idea to remove as long as the heavy equipment is there to do the work. Pending that cost and the report we are waiting for from the insurance company, the work will be done. There are also siding repairs to be made. In other news, we will be touching up painting on the trim of the units as needed. The landscapers will begin making repairs to the irrigation system and cleaning up the torn up lawn areas from the plowing. They greatly improved their plowing performance from last year. Your positive feedback has been passed on to the Board. The street drains will be cleaned in May. Some of you with generators may receive a friendly notice from us that will state that the base under it may need some crushed stone or 4 x 4 posts to contain it in a specific area. The Board is also looking into the details of completing another 10 roofs in 2017. One request from us would be to be cautious and stay within the rules/boundaries of personal space and landscaping (planter pots, storage under the deck) at your unit.

I look forward to the grass getting green and seeing us all get outside. Enjoy the new season.

Sincerely,
Ken Foley



MANDATORY WATER USE RESTRICTION

UPDATE: April 11, 2017: As part of their 4/10 meeting, the Board of Selectmen held a public discussion regarding the status of the Mandatory Water Use Restriction. Residents are advised that **no changes were made to the current, Level 3 restriction prohibiting residential outdoor lawn watering.** The Board will re-address this matter as part of the 4/24 agenda.

MANDATORY WATER USE RESTRICTION

WINDHAM, NH – Beginning Wednesday, October 12, the Town of Windham will implement a mandatory ban on outdoor lawn watering. This will be a Town-wide restriction that applies to all residential private well owners.

The NH Department of Environmental Services is urging municipalities to implement water-use restrictions. Drought conditions have become significantly worse, with over half the state in drought and the extreme drought moving from the seacoast farther into southern New Hampshire. Low stream flows and low groundwater levels are occurring across the state.

To address the ongoing drought conditions, the Town of Windham in accordance with policy #WIN 2:00:27:16, "Regulation Restricting Residential Outdoor Lawn Watering", will implement the following water restriction to help conserve our water resources:

Per Section IV, Sub-section C. 1)

RESIDENTIAL OUTDOOR LAWN WATERING IS PROHIBITED

The Town of Windham appreciates your effort and cooperation with this **Mandatory Water Use Restriction** in an effort to sustain our drinking water supply during these dry conditions. If applicable, it is important to reprogram your sprinkler system to the restriction set forth above. Please monitor www.WindhamNH.gov and the Windham Independent closely for further guidance and updates.



This is a response to Richard’s invitation in the February Gazette to present a different view on changing our condo documents to place all subsurface repair/maintenance and decks under Association responsibility.

The first problem with this is determining the number of votes needed in the approval process in changing Limited Common areas to Common areas.

Both Hadleigh Woods Condominium Documents and New Hampshire Condominium Law 356-B define who is responsible for common and limited common area maintenance/repairs. In order for our Association to pay for repairs/maintenance of limited common areas we would have to change the Limited Common areas to Common areas. Example, Limited Common area would be a deck. Your deck is exclusive for your use only. By changing Limited Common area to Common area, now your deck can be used by anyone in the neighborhood. That’s the difference between Limited (only for you) and Common area (to be used by everybody.)

According to **Hadleigh Woods Condominium Documents 4.3** and **NH Condominium Law 356-B: 19** in order to separate or alter any rights or obligations with respect to any limited common area needs consent of all unit owners adversely affected by the change. “No amendment to any condominium instrument shall alter any rights or obligations with respect to any limited common area without the consent of all unit owners adversely affected.” Since we all have a septic system, it would take **all** 62 owners voting to approve this change.

We also should consider that we must determine all Unit owners with mortgages from Banks/Lending Institutions, because all the lenders must be notified of any changes and vote to accept or reject these changes to the Hadleigh Woods Documents.

In our opinion the first action should be to get a legal opinion on whether 100% approval by owners is required to change the condo documents to change Limited Common areas to Common areas. To go forward without this legal opinion would be a waste of time and expense.

Lucille, Cliff and Andrea



Calendar of Events



- 04-16-2017 – EASTER SUNDAY
- 04-17-2017 – PATRIOT'S DAY, MAINE/MASSACHUSETTS
BLAH, BLAH, BLAH DAY
- 04-18-2017 – TAX DAY
LAST DAY OF PASSOVER
- 04-19-2017 – BANANA DAY
- 04-22-2017 – EARTH DAY
- 04-25-2017 – HUG A PLUMBER DAY
- 04-26-2017 – ADMINISTRATIVE PROFESSIONAL'S DAY
- 04-27-2017 – TAKE YOUR DAUGHTERS AND SONS TO WORK DAY
- 04-28-2017 – ARBOR DAY



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.

