

HADLEIGH WOODS GAZETTE

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August 2016

Message from the President

Thank you to those that attended our special association meeting on Saturday, July 30th. We spoke about some of the things that have been accomplished this year and looked at the other things that have yet left to be done.

We have posted photos of the tree removal process on Flat Rock Road on our website. Most of the pine trees were about 125 feet tall and within 50 feet of the building/s. The true impact of the trees removed can be seen by looking at the before and after pictures. Go to "Our Photo Gallery" and then "Tree Removal".

We want to thank our benefactor for a great cookout catered by Texas Roadhouse. We had over eighty people consisting of owners, neighbors, friends and family that enjoyed the day. Thank you also, to Betty and Karen for organizing the event and to all those of you that contributed with appetizers and desserts. Everyone enjoyed the beautiful weather and community spirit.

Document change: A few years ago it was our attorney's opinion that our decks are our responsibility. More recently, we have discovered that everything underground is included in what is referred to as Subsurface. Our Subsurface Reserve Account/s were initially only funded for pumping our septic tanks on a three year schedule, therefore we are grossly underfunded. Even with the increase from \$75 to \$195 for each unit per year we will still be underfunded when you consider that it includes the leach fields, power lines, water lines, etc. in addition to the septic tank system. By changing our condo documents instead of one or a few unit owners being charged hundreds or thousands of dollars, the cost will be covered by our Capital Reserve where additional funds will be redirected.

Someone asked "where will the money come from"? Ultimately, all our money comes from the unit owners, whether it is included in the condo fee or special assessment. The real question is, where should this money be put? Today this money goes into the 62 individual Subsurface Accounts setup for this purpose. This money cannot be used for any other purpose or blended with another unit owner/s.

The document change would eliminate the Subsurface Reserve Accounts and place this money into the Capital Reserve Account instead. Scheduled septic pumping maintenance would be handled through our current budgeted maintenance account. Costs for unscheduled or septic abuse maintenance would be assessed to those unit owners affected.

Richard





Irrigation System

The purpose of running our irrigation system for July and August this year is clearly not to reestablish a green lawn. Although, we would all be delighted if that were to happen. We are watering from 10 to 25 minutes per station twice a week. This is not enough to resurrect our lawn in this of short time. The real purpose is to see what will or will not happen to our well/s after we average almost 2.5 tons of salt through our water softening system per month. Our brine discharge is clearly our major concern.

To see our watering schedule, times, days, etc. go to our website and from the home page select "irrigation system".

Those of you that are concerned about this drought we are experiencing as related to our wells; the following is from Charlie Lanza from Hampstead Water Services.

"I don't think you'll have any trouble especially since you have the other two wells that are there if you do run into any issues. We did some monitoring years back and determined that the Hadleigh Woods wells have more than adequate capacity for the community. I'm copying Jeremy, one of operators on this email and I'll have him take a look at the average well run times and flows when he's there this week."



Note from our Management Company

Dear Homeowners,

It's hard to believe the summer is wrapping up soon. The maintenance calls to the office have reduced. However, the calls coming in are usually about the same issues (roofing, landscaping damage and drainage). The Board signed an agreement with an Architect to create roofing specifications for a roofing replacement program. As mentioned previously, the Architect walked with us to determine a priority list. The life of the shingles were reduced by the lack of proper underlayment. The landscaper was presented with a list of repairs to resolve within a reasonable time frame. Any open items after said time will result in a deduction from his contract. Some of the repairs include damage to siding, doors, septic covers, etc. We have all been working to put these items behind us. This seems to be a fair process for all. The Landscape Committee has a draft of new landscaping specifications to present to the Board. This will incorporate anticipated landscaping performance and resolutions to matters relating to damage. We have not had any calls recently regarding septic clogs. Please continue to be aware and cautious about what is sent down the drain. This will help save funds and save the remaining useful life of the system. Other items that were resolved pertained to hiring Crack X to fill a foundation crack at a unit.

This company specializes in filling cracks in foundations walls. Some drainage issues need to be addressed behind unit 25. We are looking into a long term fix for water run-off that has washed away the soil around the bulkhead door. Call when you need us. Enjoy the summer home stretch.



Sincerely,
Ken Foley



Landscape Committee

We had to have the three Newburyport Plum trees located on Blackburn Road removed due to a fungus disease called Black Nut Disease. We replaced them with three Japanese Maple trees on July 17th. Your Landscape Committee has had to water them twice a day for 45 minutes in order for them to survive the heat & drought we are experiencing.



Andrea



Safe-Driving Course

Tuesday, August 23rd

Windham Fire Department

The Windham police department is hosting **another** AARP safe-driving course that can yield discounts on auto insurance for participants. The classroom course will cover defensive driver techniques, proven safety strategies, and new traffic laws and rules. There is no test to take, and people who complete the course can earn a multi-year discount on their insurance, according to information released by the department. The AARP course will be available on **Tuesday August 23**, from 9 a.m. to 4 p.m., at the Windham Fire Department building at 3 Fellows Road. The class costs \$15 for AARP members and \$20 for nonmembers. For information, and to register, call Officer Allison Delano at 603-434-5577. Or, you can go to the website, aarp.org/drive.



Calendar of Events

August is: Water Quality Month, Happiness Happens Month, Romance Awareness Month,
Peach Month

August 10, 2016 - S'mores Day

August 19, 2016 - National Aviation Day

August 21, 2016 - Senior Citizens Day

August 26, 2016 - Women's Equality Day

Sept 05, 2016 - Labor Day - Federal Holiday - Post Office closed

Sept 11, 2016 - Patriot Day

National Grandparents Day

Sept 18, 2016 - Air Force Birthday



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.

