

# HADLEIGH WOODS GAZETTE



VOLUME 98

[WWW.HADLEIGHWOODS.COM](http://WWW.HADLEIGHWOODS.COM)

DECEMBER 2016



## Message from the President

Wishing everyone a very Merry Christmas.

Thank you to Lucille for four years of service to the Board and to Al for his one year of service. We appreciate that Al will continue the pump house duties. Thanks Al.

Please contact our property manager first before calling one of the Board members. Ken is the one being paid to manage the property.

I would encourage each of you to consider adding more insulation to your attic area. The builder installed the minimum amount required when these building were constructed. Adding more insulation will provide for lower heating bills and reduced air conditioning needs.

We will be doing at total of 12 roofs this year. The roofer has committed to finishing the following roofs this year: 10/12 Hadleigh, 18/20 Hadleigh, 3/5 Flat Rock and 7/9 Flat Rock. Heat tapes will be reinstalled in the gutters and downspouts only.

This is the largest project financially that this association has undertaking since it was established a dozen years ago. The 2017 Board will determine which buildings will be re-roofed next year based on the amount available in our Reserve Account in 2017.

If you have had your roof replaced and installed additional insulation this might be a good time to try for energy credits using IRS Form 5695. Qualified energy efficiency improvements include “Any insulation material or system that is specifically and primarily designed to reduce heat loss or gain of a home when installed in or on such a home.” “Any metal roof with appropriate pigmented coatings or asphalt roof with appropriate cooling granules that are specifically and primarily designed to reduce the heat gain of your home.”

Check with your accountant to see if this would work for you.

*Richard*



## Note from our Management Company

Hi All,

*It was very nice to see many of you at the annual meeting. It is so important to have a good attendance at annual meetings and your association was up for the task. The annual meeting is my favorite of the year. I often have to make calls to encourage owners to attend. This is not the case at Hadleigh Woods.*

*Winter is here. The roofing project will have to dance in between snowflakes from this point. But, that is manageable in December. The roofing looks great and will protect your units for years to come. Soon, requests for plowing will be called into the office. As I mentioned at the annual meeting, the Board and I did our best to seek cost effective and careful plowing. However, the difference between what you have and others was too significant to make a change without a sizeable increase in your monthly fees. So, we opted to stay with the current company. However, should any damage happen to your units from plows, the plow company owner will have a set time to make the repairs, if not done within that window, the association will make the repair and reduce the funds to the plow contractor in his next payment. We hope this does not need to happen. But, if it does we will have an opportunity to make the repairs and have a better hand at quality control. Should you have a snow plow related issue, there is a snow plow option on our phone [888 356-3984](tel:8883563984). Your message as recorded will be converted to a text and sent to the plow operator. To expedite quicker, we should not have to call back for interpretation of the matter as you presented it will already be in the hands of the plow service after our quick review.*

*Until the next Gazette, enjoy the season.*

*Sincerely,  
Ken Foley*



Christmas decorations shall not be displayed prior to Thanksgiving, nor later than January 15<sup>th</sup>. Outside lights may be hung earlier if a snow storm is predicted, but they can't be lit until Thanksgiving. Decorations shall be kept within the Limited Common Area and the Common Area directly in the front of each unit. The lights on shrubs or decorative items must be miniature and run continuously. Flashing lights are not permitted. A white floodlight may be used to illuminate front decorations provided such flood light does not shine into neighboring units. All other holiday decorations may be displayed 15 days before till 15 days after the holiday.



*Wild turkeys can run 30 mph and fly at speeds up to 55 mph.*



## Note from the Secretary

The Association is using email to disseminate information to the community, such as Minutes of the Board meetings, etc. For those residents who do not have email and would like a copy of the Minutes, there will be copies available in the Cottage above the mail box a few days after each Board Meeting (the second Tuesday of the month).

An updated Neighborhood list is in the works. If you have a new phone number or email address, please contact Gratia.

**Early Snow Plow List:** If you need to be plowed out early and you haven't already signed up, please contact Gratia at your earliest convenience.

**Annual Meeting:** The Annual Meeting was attended by 31 unit owners, including the five Board members and there were six proxies, which made a quorum.

The Minutes of the 2015 Annual Meeting and the 2017 Budget that were previously delivered to all unit owners were approved at the Annual Meeting on November 10, 2016.

Reports were given by Ken Foley of NextGen and Jeanne Allen of Kipcon, as well as the Board members and various Committees.

There were no nominations from the floor to serve on the Board. Ed S. and Bob S. were elected to serve on the Board for the next two years.

Materials available at the Annual Meeting were Financial Statements through October 31, 2016, the condo fee slips for 2017, and Emergency Contact Sheets (if needed to be updated). If you would like any of these materials, please contact Gratia.



*Throughout history, nearly all religions have had a midwinter celebration...  
...at about the same time Christians now celebrate Christmas.*



### Microsoft phone scam

If someone calls you from Microsoft technical support and offers to help you fix your computer, mobile phone, or tablet, this is a scam designed to install malicious software on your computer, steal your personal information, or both. **Do not trust unsolicited calls. Do not provide any personal information.** You can report this scam to the Federal Trade Commission using the [FTC Complaint Assistant form](#).

Whenever you receive a phone call or see a pop-up window on your PC and feel uncertain whether it is from someone at Microsoft, don't take the risk. Call Microsoft technical support experts directly at the [Microsoft Answer Desk](#). Or you can simply call 1-800-426-9400.



