



HADLEIGH WOODS GAZETTE

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Message from the President

Thank you to all of you that attended our 2017 Annual Meeting. Those of you that didn't attend or submitted your proxy should know that your 3 votes did matter. That is how close that we came to passing the amendment for changing our condo docs related to our subsurface coverage. I regret that I was not successful in our campaign to make the change in our condo docs to eliminate our Subsurface Accounts. We are the only association that our property manager and attorney know about that has a Subsurface Account in their condo docs.

With encouragement from a number of unit owners, we will be forming an Amendment Committee with the goal of having a Special Meeting to have a re-vote to change our condo docs. Your commitment is needed and I encourage you to join this committee. The 2018 Board is still firmly behind initiating a change to our condo docs related to our subsurface services. We are currently in the process of selecting a company to do another Capital Reserve Study.

The officers for 2018 will be: Richard – President/Treasurer, Ed – President Elect and Bob – Secretary.

I would like to thank those of you that supported me during 2016 and 2017 and I will try to do my best in 2018.

There is room on the Board for additional people. I encourage any of you that were reluctant to step up at the Annual Meeting to contact us now for consideration as replacements for our open positions.

I am looking for someone to print and deliver the Gazette for January, February and March. I will supply you with printer, paper and a supply of ink.

With the loss of Gratia as our Treasurer we are in need of someone that can do our accounting. I would like to keep our financials in-house and not have to go to NextGen and increase our condo fees any more. I'm sure that we have some capable and willing people within our community that can handle our accounting needs. The easy way out is to relinquish our finances at a monthly additional cost to someone outside of our community. Do we really want that?

Richard



Note from our Management Company

Dear Homeowners,

I find it hard to believe another year has gone by so quickly. A lot has happened as you saw from the meeting minutes and the open meetings with all the owners in 2017 and there is more to do in 2018. As you saw, the open meetings allow for great discussion and provide much information to help everyone make good decisions. The annual meetings also are a time for friends on the Board to move on and allow others to join in serving your community. I will miss Gratia and Nina at the meetings. But, I appreciate the hard work and important input they provided.

At our recent meeting, we discussed some repairs that will be made to some of the septic systems. A couple tanks need some work to prevent leakage and potential back ups and one needs a filter. There will be several trees removed in the spring. This winter work has been tabled until the crane operator returns in April. The first snow plowing of the season went well operationally. As you may have heard, a parked car was hit by the plow. Thankfully, the contractor has been quick to right the wrong and the matter is in the process of being resolved.

Thank you all for communicating your needs throughout the year. We appreciate your input. We know the property pretty well now and can resolve common items as they occur. I look forward to helping the Board plan for your future with the selection of a reserve planning company. These companies take a comprehensive look at your property to determine the remaining useful life of common components of the property and then apply the proper funding requirements to meet your goals.

I hope you all have a great and safe holiday season and I look forward to the next time I see you on the property.

Sincerely,
Ken Foley
888-356-3984





Condo Fee Notice

Our condo fee for 2018 will be \$305



Synopsis of the Annual Meeting

There were over 40 unit owners in attendance at the November 30th HWACCA Annual Meeting. The minutes of the 2016 Annual Meeting and the Treasurer’s Report were both unanimously approved. There was a motion from the floor by Cliff to postpone the vote on the Amendment to the Condo Docs and the 2018 Budget until after a new Capital Reserve Study is done. After some lengthy and spirited discussions, a paper ballot was distributed and the Motion failed. Next on the agenda was the proposal to amend our Condo Docs to change the ownership of the subsurface systems from the unit owner to the Association. There was more discussion from the floor from those against the proposal and those in agreement. A question was asked if the amendment included all underground systems, such as electrical and water. Since the amendment dealt only with the subsurface systems, it was decided to add wording to the amendment to include all underground systems, such as electrical and water. Our attorney read the new amendment and the ballots were distributed. The amendment failed. One unit owner asked that this be considered again in the Spring as there had been a lot of confusion as to what was being voted on. It was thought that the unit owners in attendance now had a better understanding of the issue. The 2018 budget that was proposed if the amendment failed showing a condo fee of \$305 was approved. The last item was the election of officers for the 2018 Board of Directors. There were three slots open. Richard was on the ballot for one slot. The audience was asked if anyone wanted to be added to the ballot. No one spoke up. Therefore, the new 2018 Board will go from five members to three, consisting of Richard , Ed and Bob.



Windham Police and Fire now manage a local public safety emergency notification system known as Regroup. Public safety messages, alerts and warnings will be made through this system and may be received via email and/or text message. To register enter 30890 as the phone number you want to send a text to, and enter the word “join” and the keyword “windham”, with a space in between: join+space+windham.



Septic Repairs:

Pete’s Sewer Service identified the following issues:

11/15 Flat Rock – Fixed the riser and provided a new cover.

The filters do not need replacement on the tanks. They are able to be cleaned with each visit.

3/5 Flat Rock needs a new pipe off the back to avoid a possible back up at a future date. We contacted Dependable Contracting Service per Pete’s Sewer Service for a quote. He will visit the property in the next couple weeks.

54/56 Hadleigh have leaks in their tank. The tank will need to be drawn down far enough to identify the leak(s) and fill with hydraulic material. The tanks were already lower when they pumped which identified a problem to be corrected.

21/23 Flat Rock and 19 Hadleigh have sprinkler lines running over the septic caps. This is an issue that should be corrected as the lines could be cut when digging for the opening.

Gutters: The front gutters were cleaned and some of the back gutters were done as an option paid by the owners that chose to hire the Got Gutters Company.



Town of Windham

The 2017 Tax Rate has been set! The good news at this time, as far as news can be good when it comes to paying taxes, is it has gone down from the 2016 Tax Rate! Total is \$20.20, while last year was \$21.82 and \$21.72 the year before. The reason for this one time only, lower tax bill is that the Windham School District had a windfall of \$2.8 million from a lawsuit for adequacy aid. Enjoy the break – because when the next tax bill comes out in June – the rates are expected to skyrocket as the bond for the Golden School project kicks in and anything that is voted on in March will also be added. You might want to put away whatever savings you have this time – because it will be needed for the next tax bill! The Town part of the tax rate in 2016 was \$3.08 and that went up to \$3.24 for 2017. The School part of the tax rate for ‘local education’ last year was \$15.32 and this year it is \$13.54.

Town Administrator Dave Sullivan provided an overview of the Town budget for March vote, which he does not support because it shows a 9.96% increase. The net budget is \$15,278,031. There is a \$1.4M increase being projected. The Board will be going through each of the Department budgets and making cuts over the next few weeks.



Nesmith Library Calendar

December 20, 2017

[Library Change of Hours 12/20, Closed 11 - 1](#)

11:00am to 01:00pm

The Library staff has been invited to the annual Town of Windham Employee Appreciation Luncheon!

Audience: All Ages

[Christmas Eve Library Closed](#)

01:00pm to 05:00pm

[Christmas Day Library Closed](#)

09:00am to 08:00pm

December 31, 2017

[Library Closed](#)

01:00pm to 05:00pm

Have a safe and happy New Year's Eve!

January 01, 2018

[Library Closed--Federal Holiday](#)

09:00am to 08:00pm



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.

Coffee at Dunkin Donuts Thursday at 2:00 PM. The men of Hadleigh Woods get together at Dunkin Donuts on 111 next to Delahunty's Nursery.

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.

