

HADLEIGH WOODS GAZETTE

VOLUME 100

WWW.HADLEIGHWOODS.COM

FEBRUARY 2017

Message from the President

Most of us that bought homes here at Hadleigh Woods believed that everything outside was the responsibility of the Association. In 2008 we discovered something called the subsurface reserve and we began funding those accounts. (Refer to Article 5 Maintenance and Repairs 5.1 in our condo docs.) The initial funding was based strictly on septic maintenance (pumping the septic tank every three years). Because we all have equal ownership (1/62nd), this must be funded the same amount per unit. This amount has been increased over time and is now at \$195/unit this year.

Even though we fund these equally, the configuration of septic systems is not equal. Most units share septic tanks and leach fields with two or more units. We do have one unit that has its own septic and one on its own septic and leach field. The subsurface reserves are individual accounts that can only be used for subsurface repair and maintenance. Check our website under subsurface to see where your unit current amounts are.

In 2015 our attorney sent us an opinion letter that showed that unit owners were responsible for all subsurface repair and maintenance including septic, piping, leach fields, and water lines. Since then we have had a number of incidents of individuals that were assessed hundreds of dollars. We are in a 55+ community and many people are on fixed income and this is quite a burden for them to endure.

The majority of people at our 2016 Annual Meeting agreed to make changes to our docs that would have the subsurface repair and maintenance be the responsibility of the Association and a straw poll confirmed it again.

However, the document changes being proposed now would replace everything in our docs referring to subsurface as common area, as well as everything outside of our units (decks, underground electrical, etc.) If we move forward and approve document changes, the present subsurface allocation amount of \$195 will move to the maintenance and/or our Capital Reserve Fund.

This 2017 Board of Directors is in total agreement that everything outside of our units should be the responsibility of the Association. We have sent a letter to our attorney John Bisson to give us an estimate for the cost to change our condo documents to place all subsurface and decks under association care.

Some of you that are reading this are not in agreement with this. Rather than my attempt at showing the other side of this, I invite those that are opposed to send in their opinions. We will publish them in future newsletters so that everyone can be more informed.

Richard



ARTICLE 5
MAINTENANCE AND REPAIRS

5-1. Owners' Obligation to Repair and Maintain.

Unit owners are directly responsible, together with other users thereof, for the repair, replacement and maintenance of Limited Common Areas, including subsurface disposal facilities for the respective unit and shall pay an annual Limited Common Area assessment to the Association, to be held in trust by such association, and solely for the benefit of such unit owner(s) for the sole purpose of repair or replacement of the respective Limited Common Area, including waste disposal facilities. Such repairs shall be undertaken by the Association out of funds available as reserves for such repair or replacement, with any deficiency thereof to be paid by the respective owners to which such Limited Common Areas pertain by Special Assessment.



I know that it has been published before, but please call the management company not the Board when you have issues with snow removal, maintenance, whatever. We pay NexGen to handle these issues. If they determine that it is a Board issue they will notify us.



The speed limit of our roadways in Hadleigh Woods is 20MPH. Please be courteous to your neighbors by slowing down and inform your visitors to do the same.



Snow storms and parking



Before a snow storm, if you have multiple vehicles you should move them to one of our overflow parking areas. There is one adjacent to #23 Hadleigh, behind #21 Hadleigh, next to the pump house and at the beginning of Hadleigh Road. If you live on Flat Rock Road you have your own side parking area for each driveway.

Once your driveway has been cleaned you need to move your vehicle back to your driveway to allow the contractor to remove the snow from these parking areas. If parked in those parking areas and know you will be away please park in such away that it will not hamper the snow removal process. Generally these parking areas are cleaned the day following a storm. Please remember that others are using these areas and space is at a premium.

Rina Loureiro would like to thank everyone for their cards and expressions of sympathy in the loss of her beloved friend, George Sanborn.

Calendar of Events

FEBRUARY is Hot Breakfast Month, Library Lovers' Month and Heart Month

- 02-20-2017 – Presidents' Day, Federal Holiday, no mail – also the Library is closed.
- 02-20-2017 – Levi Straus Day
- 02-27-2017 – International Polar Bear Day
- 02-28-2017 – Shrove Tuesday/Mardi Gras

MARCH is Kidney Month, Peanut Month and Nutrition Month

- 03-01-2017 – Ash Wednesday
- 03-02-2017 – Read Across America Day
- 03-03-2017 – Employee Appreciation Month
- 03-09-2017 – Board of Directors Meeting

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.

NEW ENGLAND PATRIOTS LI SUPERBOWL CHAMPIONS

