

HADLEIGH WOODS GAZETTE

Volume 87

www.hadleighwoods.com

January 2016

Message from the President

At our annual meeting it became apparent that the majority of the unit owners wanted a change. Welcome to a New Year, a new Board, a new Gazette format and a new condo fee. We begin this year with a commitment to you that we will keep you informed throughout the year. Hopefully you will see inside this first issue, that though we have a management company, we still need volunteers and a Board of Directors.

Richard



2016 Board of Directors



Left to right: Richard (President), Nina (President-Elect), Lucille (Treasurer), Gratia (Secretary) and Al (Director)



Note from our Secretary

Starting in January, the Board minutes will be emailed to all unit owners. Those without email will need to send a request to receive copies.

Is there anyone in the community that is a Notary?

Hadleigh Woods has a number of committees that are looking for new members; specifically, the Budget and Finance Committee is in need of two new members.

Since Team Maintenance will not be hosting any more Summer BBQs, is any unit owner interested in forming an Entertainment Committee to arrange for a BBQ and find fun things to do for our community? If so, please contact Gratia.

Gratia





Treasurer's Report

Our condo fee for 2016 has increased. If you pay your condo fee via automatic payment, thru your bank, remember to change the amount. If you have any questions please contact me.

Lucille



Water System Committee

We received the water test results for well No. 3 on 12/02/15. Our water is fine and continues to improve. A special thank you to our retiring pump house volunteers, Dom and Hartley. Thank you for a job well done! The new committee members are Peter, Tom H., and Bob S. Frank remains on our committee and continues to do a nice job. Thanks to all and have a very Happy New Year.

Al



Landscape Committee

Winter Snow Storms

Our first snow storm of the winter and B & C didn't have a very good start. They delivered the Bobcat on Monday (28th) and spilled some petroleum product in the street near the pump house. By noon during the storm on the 29th, the Bobcat operator had already hit two garage doors. Calls to Ken Foley must have been effective, because by 7 pm just about every piece of plowing equipment B & C owns was in our community clearing the streets & driveways. If you have any plowing issues, please email Ken Foley at Ken@NextGenPropertyManagement.com or call him 888-356-3984, press "4" from the menu choice for snow plow services.

Please remember when a storm is forecast, you need to move your vehicle from your driveway to one of the overflow parking areas. As soon as your driveway has been plowed, you need to move your vehicle from the overflow parking back into your driveway. (Please know if you fail to move your vehicle, your driveway will not be plowed and we will not call the contractor back to do your driveway.) This will allow the contractor to clear both the driveways & overflow parking areas as quickly as possible. Also when a nighttime storm is predicted, please leave your outside lights on so the operators have better visibility.

Landscape Committee Chairperson,

Andrea





Property Management of New England

Dear Homeowners,

It has been very nice meeting you on my visits. The calls that have been coming in are somewhat consistent. The primary issues have been dissatisfaction with the landscaper/plow service, roof leaks and items that need help on the inside of the unit that is the owner's responsibility.

Here is a better breakdown of the items above. The issues with the landscaper/plow service are mostly related to careless driving of mowers and plows. Examples to date are banging into garage doors when plowing and bumping siding and trim when mowing. I will be speaking with them about this. This is not a rodeo and they need to be more careful with their skill set. After all the garage doors they repaired from last year, I would have expected a heartfelt talk from the owner to the staff. I will advise them that the repairs will have to be made sooner than later as was the case last year. We also had an issue with lubricant spillage (about a cup full). I have seen and been told of several roof leaks. A convenience of similar units in an association is that one leak is probably originating from the same source as another. To date, we determined that some areas of vinyl siding were not locked properly. One length of siding needs to lock in place before the next layer can be added. Otherwise, you get a blowing in the breeze effect where water gets behind and drips until it finds a path to enter inside. This topic will need to be addressed by the Board. Other leaks seem to originate from heat escaping from the unit and causing ice dams. If heat is contained and is not allowed to escape, ice damming will be reduced. Ventilation plays a big role in this. You all probably know more about ice dams at this point than you ever cared to know. But, if you go to YouTube.com there are many videos that demonstrate the matter and how to resolve it. We can also help if needed. Lastly, owners have called for assistance with items that are not association related. But, if we can lend a helping hand or provide a phone number to a service we trust we will do so.

At the annual meeting, owners had an opportunity to discuss the issue regarding water quality. This is a matter that I will be digging into with the Board. We are tracking the issues that are presented and will be looking for tendencies and corrections. Your input has been appreciated and I will be following up with each call that comes in. It is very nice to learn about the owners while visiting. I hope the holiday season has been enjoyable to date. I will be dealing with the bumps in the road to resolve open issues efficiently. See you soon.

Ken Foley
NextGen Property Management, Inc.



Welcome to our New Neighbors

A warm welcome to our new neighbors, Ron, Millie, Nancy and Gene.





Our Website

Whenever you need to find something related to our association, contractors, town, etc. take a browse through our website. As an example: if you want to see where your septic tank is located there is a septic systems selection on the home page. Or, you can enter the following into your browser: <http://www.hadleighwoods.com/Septic%20Systems.htm>. On that page you will find links to each building by address.

Richard



Cottage Library

Please no travel books, children’s books, coffee table books, etc. We have over 1,000 books, mostly novels, and there is no room for anything else. The town transfer station has a place that you can deposit unwanted books.



“Impact of New Commercial Development to Windham” Submitted by Windham Economic Development Committee

Did you know that for every \$1 received from residential property tax income (currently 92% of total tax income); Windham pays out \$1.05 in services. On the flip side, for every \$1 received from commercial property tax income (currently 8% of total tax income); the town pays out 28 cents in services. Reference “Cost of Community Services Study” found on Windham’s Town Website.

The goal as stated in Windham’s 2005 Master Plan was to increase the commercial property tax contribution from 8% to 10% by 2015. WE DID NOT DO IT. We actually lost a little ground. While we have had new commercial development, residential development has increased at a quicker pace, leading to the missed target. Potential commercial development projects proposed for the Village Center District, Professional Business and Technology District (PBT) and Gateway District can help reduce the tax burden on the residential property owner. The Market Square overlay district, which will be on the ballot in March, is another tool to attract high quality commercial development to Windham, which is what countless surveys have stated our residents support. Imagine solving the overcrowding issues in our schools, attracting and retaining quality teachers and offering more services to our town’s people. These issues take money to resolve. Planned and approved commercial development produce revenue for the town. The mission of the Windham Economic Development Committee (WEDC) is to enhance the vitality of the local economy by

supporting existing business and attracting new businesses to Windham, encouraging economic development consistent with the Windham Master Plan, and promoting the spirit of the Town Motto: Old Values, New Horizons. For more information on the WEDC, visit

www.windhamnewhampshire.com/committees/economic-development-committee





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.



Hadleigh Woods Management Firm Contact Information

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Web Page: www.NextGenPropertyManagement.com
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Merrimac, MA 01860



Windham Town Offices Closed on Monday, January 18, 2016

All Windham Town Offices will be closed on Monday, January 18, 2016 in observance of Martin Luther King Day.



Updating New Hampshire License & Registration Information

Effective January 1, 2016 residents of New Hampshire who have changed their legal name, their permanent residence or their mailing address, are required to update this information within 30 days. Your driver’s license is updated at the Registry of Motor Vehicles. The vehicle registrations are updated at the Windham Town Hall. The old requirement was to do this within 10 days.



The Town of Windham provides resident seniors with van transportation to/from medical or similar appointments. Also, a weekly grocery trip to Wal-Mart is held each Wednesday, weather permitting. Contact Kathy Davis at 603-432-7732 for more information.





Do you remember? Last January 27 & 28 we had over 40 inches of snow.



Upcoming New Hampshire Events – 2016

February 12-14, 2016 Blizzards of Orchids - Nashua, NH

The NH Orchid Society Annual Show & Sale. Thousands of orchids on display and for sale. Exhibits, plants, supplies, jewelry, artwork and more. Feb 12 – 1pm to 7pm, Feb 13 – 9am to 5pm, Feb 14 – 9am to 4pm. Seniors \$8. Courtyard Marriott, 2200 Southwood Drive, Nashua, NH.

February 12–14, 2016 Laconia World Championship Sled Dog Derby – Laconia, NH

This international Sled Dog Racing Association event has mushers from all over the county and Canada competing on a 16-mile course over lakes and into the woods. (<http://www.lrsdc.org>)

February 13 & 14, 2016 Greater New England Golf Expo – Manchester, NH

A great weekend of major golf vendors, product demo areas, merchandize deals and much more. Center of N.H Expo Center at the Radisson, 700 Elm St. Manchester, NH.



Things to do this Winter

January – February, 2016 Ice Skating at Strawberry Banke Museum

Outdoor ice skating on the seasonal rink, Labrie Family Skate Puddle Dock Pond, at Strawberry Banke Museum. Skate rentals are available. Strawberry Banke Museum, 14 Hancock Street, Portsmouth, NH. Tel: (603) 422-0600.

January – February, 2016 Weekend Sleigh Rides at Charmingfare Farm

Experience a relaxing trip aboard a horse-drawn sleigh ride. Charmingfare Farm, 774 High Street, Candia, NH. Tel: (603) 490-6650





Laundry: Reduce Your Energy Load

Note: "This article previously appeared in the Liberty Utilities Connection newsletter, and is used with permission."

The average American household washes 400 loads of laundry per year, using about 40 gallons of water for a single load. Washing and drying your clothes more efficiently can reduce your water and energy use significantly.

Eight ways to save

Clean up with cost-saving laundry strategies:

1. Wash clothes in cold water whenever possible.
2. Unless you are dealing with oily stains, the warm temperature setting will clean most fabrics. By switching from hot to warm, you can cut energy use in half.
3. Wash full loads whenever possible. If you must wash a small load, use the appropriate water level setting.
4. Clean the lint filter after each dryer load; this will increase air circulation and improve dryer efficiency.
5. Avoid drying towels and heavy cotton materials with lightweight clothing.
6. If your dryer is equipped with a moisture sensor, use it to prevent over drying.
7. Consider air drying clothes in your laundry room or outdoors, if possible.
8. Inspect your dryer vent periodically to ensure that it is not blocked. Consider having your unit cleaned professionally.

Long-term savings

If you have an older washing machine, consider replacing it with a new, **ENERGY STAR** rated model. ENERGY STAR qualified clothes washers use about 37 percent less energy and more than 50 percent less water than standard models.

When purchasing a new dryer, consider buying a model with a moisture sensor that will shut the machine off automatically when your clothes are dry. This will save energy and prevent unnecessary wear and tear from over drying.



Things to Ponder on a Cold Winter Night

Why is the third hand on a watch called the second hand?

If a word were misspelled in the dictionary, how would we know?

Why does “slow down” and “slow up” mean the same thing?

Why do we sing “Take me out to the ball game” when we are already there?

Why do we press harder on the buttons of a remote control when we know the batteries are dead?



It’s Illegal to?

In Minnesota it is illegal to tease a skunk.

In Georgia it is illegal to eat fried chicken with a fork.

In Blythe, Ca. you can’t wear cowboy boots unless you own at least 5 head of cattle.

In Texas it is illegal to swear in front of a corpse.

In California it is illegal to buy a mousetrap without having a hunting license.



January 15, 2016

National Hat Day is set aside to wear and enjoy a hat of your choice and style. Those who supply men’s hats are called hatters while those who supply women’s hats are called milliners.



Remember: AMATEURS built the ARK--- PROFESSIONALS built the TITANIC.





You know you are living in 2016 when...

You haven't played solitaire with real cards in years.

You have a list of 6 phone numbers to reach a family of three.

You get up in the morning and go on line before getting your coffee.

Your reason for not staying in touch with friends and family is that they don't have e-mail addresses.

Leaving the house without your cell phone, which you didn't even have the first 30 or 40 years of your life, is now a cause for panic, so you turn around and go back and get it.



Years ago in English pubs, ale was ordered by pints and quarts. When customers get unruly, the bartender would yell at them "Mind your pints and quarts, and settle down."

This is where we got the phrase "mind your P's and Q's"



"If I had my way, I would remove January from the calendar altogether and have an extra July instead." — Roald Dahl



Tip of the Month

Ceiling Fans Blowing straight down, they will cool you in the summer, and enable you to save on air conditioning. Reverse them in the winter, and they will bring the heat down from the ceiling.





This Month in History: January

On January 1, 1863, the Emancipation Proclamation was issued by Abraham Lincoln.

On January 1, 1908, the ball was first dropped at Times Square in New York City.

On January 1, 1878, Emma Nutt became the first woman telephone operator.

On January 8, 1935, Elvis Presley was born.

On January 25, 1924, the first Winter Olympic games began in Chamonix, France.

On January 28, 1986, U.S. space shuttle Challenger explodes 72 seconds after liftoff, killing the seven crew members. Among the crew was NH school teacher Christa McAuliffe.



January 29, 2016
National Puzzle



National Puzzle Day honors puzzles of all sizes, shapes and forms. Puzzles fit the needs of every person and skill level. Puzzles are a favorite pastime of millions of people, both young and old. Why are puzzles popular? Some people like the challenge of completing them and graduating to evermore complex and difficult puzzle solving levels. For others, it is a way to kill time or eliminate boredom. Others do puzzles to keep their mind sharp. Whatever the cause for your interest, spend National Puzzle Day doing puzzles.

If you go to the web site below you can do jigsaw puzzles online.

<http://electronics.howstuffworks.com/gadgets/other-gadgets/electronics-puzzles.htm>

