

HADLEIGH WOODS GAZETTE

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NOVEMBER 2016

**Our Annual Association Meeting
November 10th 7PM at the Windham Middle School, 112A Lowell Road.**



It's not too late to put your name on the ballot for our Annual Meeting. If you would like an opportunity to help your community, please let one of the Board members know as soon as possible. There is always an opportunity for you to throw your hat in the ring at the Annual Meeting as a write in candidate.

Thanks and hope to see you Thursday night.

Hadleigh Woods Association Board of Directors



Message from the President

Last month's issue listed the buildings that would be receiving new roofs. As expected a couple of roofing issues surfaced since last month's newsletter. The result being that a couple of buildings were added to this year and one building will move into next year's schedule. This means that hopefully, weather permitting, we will have eleven roofs completed this year.

Nina & I attended the CAI sponsored Annual New Hampshire Condo Forum & Expo on November 3, 2016. Details of this event are later in this newsletter. We both felt that it was well worth the morning spent educating ourselves about the new condominium statute changes made this summer by our legislators. We came away with a couple of conclusions. Because this statute is still a work in progress by the NHLAC (New Hampshire Legal Action Committee) who see more changes coming in 2017 we agreed that no action need be taken by the Association at the present time. We are already in compliance with much of HB353. If there is any discrepancy between our docs and the statute, the HB353 prevails.

A copy of HB 353 is available on our website on the Condo Docs page.

Although the Board agreed to reduce the funding in 2017 for CAI membership, due to non-participation, I still believe that it is of value to the community and encourage others to take advantage of future training and informational events.

Richard

Note from our Management Company

Dear Homeowners,

As you know, the roofing project is well under way. The new product is better than previously installed by the original developer, errors have been corrected and they will be backed by both a manufacturer and installer warranty. The Board was presented with a question of the color selected and your input was valuable in determining a decision to move forward. The contractors have been careful with their daily clean up. Should there be an issue, please let me know and I will get the message to the owner of the company.

As we get closer to the snow plowing season, the Board and I reviewed several quotes from other contractors. As you know from the minutes distributed, the same contractor as previous years will continue this season. While there have been issues with parts of his services and damage to the property, the significant difference in price had to be considered. To bring balance to the above mentioned gap, the contractor will be given a defined time frame to make repairs to areas that are damaged. If not corrected, the Board will authorize repairs and the amounts will be deducted from the plowing contract. The safety portion of the contract has not been in question. Therefore, it was more beneficial/advantageous financially to retain these services and work to clear up any differences.

Thank you for your input each month for maintenance needs. The requests are usually quite similar and I believe we have found remedies for each situation.

Enjoy the day.

Sincerely,



Ken Foley



2016 Tax Rate Set

The 2016 Tax Rate has been finalized as shown below. Overall, the rate increased \$.10/\$1000 or .46%. This equates to a \$35 increase for a home valued at \$350,000 value and \$50 for one valued at \$500,000. Based on the Town's last equalization report, the median home value home in town is \$375,250, and the average is \$407,569.

	2015 Rate	2016 Rate	% of Change
Municipal	3.35	3.08	(8.06)
County	1.05	1.06	0.95
Local Education	15.02	15.32	2.00
State Education	2.30	2.36	2.61
Total:	\$21.72	\$21.82	0.46%

Annual New Hampshire Condo Forum & Expo November 3, 2016



New Condo Statute Amendments Effective August 1, 2016
Change (Almost) Everything for NH Condominiums

New Hampshire legislators have been talking for years about revising the state condominium statute. This year they did it, approving sweeping changes that will affect the governance and management of every condominium association in the state. The revisions target among other areas:

- Meetings
- Voting Procedures
- The Authority of Board Members
- Budgets & Special Assessments

Understand what associations can, can't and must and must not do to comply.

How, When and Why

Explore from a legal perspective best practices in amending condominium documents. Understand the requirements for amending documents and the distinction between when documents should be amended and when they must be amended. Review the most common mistakes in amending documents and how to avoid them.

The hierarchy of law & documents are as follows:

Federal Law – State Law – Declaration of Condominium – By-Laws – Rules and Regulations.



A quick privacy tune-up for your phone and laptop:

- **Turn on automatic updates.** Hackers are always seeking vulnerabilities in the software you use. Updates patch those holes in the code, so use auto-updates on all devices to get the most out of the security pros' efforts.
- **Lock everything.** Every mobile device you own should have a password or PIN at least six characters long. If you lose one unlocked device, thieves can access your accounts and change the passwords.
- **Check your status.** Worried that your data has been compromised? Visit haveibeenpwned.com and check if your usernames appear on lists from known breaches.
- **Add encryption.** Download "HTTPS Everywhere", a browser extension that encrypts all data flowing between your device and the websites you visit.
- **Block your webcam.** FBI Director James Comey puts tape over his laptop camera to keep hackers from spying; you should, too.

Source: *Consumer Reports*



Keep Your Pop-Up Stopper Clean

The pop-up stopper on your bathroom sink is a magnet for hair, dental floss and other yucky stuff. And it's probably a good thing because it keeps all of that out of your drains. But allowing this waste to build up for too long can cause the sink to drain slower and slower and eventually not empty at all. And because the water flow down the drain is also slowed, clogs in the drain lines can form more easily.

When you notice that your bathroom sink is draining slowly, remove the stopper and clean it. Most pop-ups can be installed two ways. They can either be hooked into the pivot rod that lifts them, or simply rest on it. If your pop-up stopper is hooked in, you'll have to unscrew the nut on the back of the tailpiece (under the sink) and pull out the pivot rod to release the pop-up (left photo). When you reassemble it, try reinstalling the rod without running it through the hole in the pop-up stopper. Then drop the stopper into the drain hole. In most cases, it will work fine this way, and you'll be able to remove the pop-up stopper for cleaning without removing the rod.



Identity theft and Medicare ID Fraud

Social Security and Medicare still use Social Security numbers as ID numbers for Medicare service and even put them prominently on our Medicare cards. This information, along with date of birth from a driver's license, gives the identity thief all he or she needs to steal not only our medical records but financial identity as well. A bill signed by President Obama in the spring of 2015 requires HHS to issue new Medicare cards that don't display or embed SSNs. However, it's unclear how quickly that will happen. The bill gives HHS four years from April 2015 to make this change for new beneficiaries and an additional four years to get new cards without SSNs to those already using Medicare.



Book Donations

The Friends of the Library of Windham (F.L.O.W.) are accepting donations of new and gently-used books, books on CD, music CDs, DVD movies and computer software and games. They also accept donations of board games and puzzles. Donated items will be sorted and available for purchase at their annual Book Fairs. Donations can be dropped off at the Nesmith Library during regular business hours. They do not sell and cannot accept Reader's Digest, condensed books, text books, encyclopedias, magazines, music/audio tapes or VHS tapes.

Annual Senior Citizen Christmas Party

The Annual Senior Citizen Christmas Party for Windham Seniors is set for **Wednesday, December 14, 2016** at Castleton. Tickets will be available from the Recreation Office, starting Thursday, November 10th, from 9-3pm. Tickets are required in order to attend the event. There is no charge for Windham residents, you must pick up a ticket. Unfortunately, Windham residents cannot bring guests from out of town. The Recreation Office is closed on Friday, November 11th for Veteran's Day.



Calendar of Events

NOVEMBER IS: World Vegan Month, Native American Heritage Month

- 11-08-2016 - Election Day
- 11-10-2016 - Marine Corps Birthday
- 11-11-2016 - Veterans Day - also the Post Office is closed, no mail delivery
- 11-12-2016 - Pizza with the works except anchovy's day
- 11-13-2016 - Sadie Hawkins Day – New England Patriots vs Seattle Seahawks
- 11-14-2016 - Full Moon
- 11-15-2016 - Clean your refrigerator Day
- 11-20-2016 - 1789, New Jersey is the first state to ratify the bill of rights.
- 11-24-2106 - Thanksgiving
- 11-25-2016 - Black Friday
- 11-28-2016 - Cyber Monday
- 11-29-2016 - Square Dance Day
- 12-05-2016 - Repeal Day - the 21st amendment ends prohibition
- 12-07-2016 - Pearl Harbor Day
- 12-10-2016 - Human Rights Day



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.

