

# HADLEIGH WOODS GAZETTE

Volume 95

[www.hadleighwoods.com](http://www.hadleighwoods.com)

September 2016

## Message from the President

The test period of our irrigation ended on September 1<sup>st</sup>. Although our area was and still is in a drought condition, we were assured by Hampstead Water that we were ok. As you will notice (by the included charts) all our water testing numbers were looking good at the end of July. We will continue to monitor the wells closely in the following months. We are hopeful that the irrigation system has not had any negative impact on our well water.

I expect that the Board will select a roofing contractor at this week's Board meeting. I have assurances from at least one contractor that they can begin the following week.

The Community Association Condominium insurance coverage for 2016 -2017 has been posted on our Hadleigh Woods website.

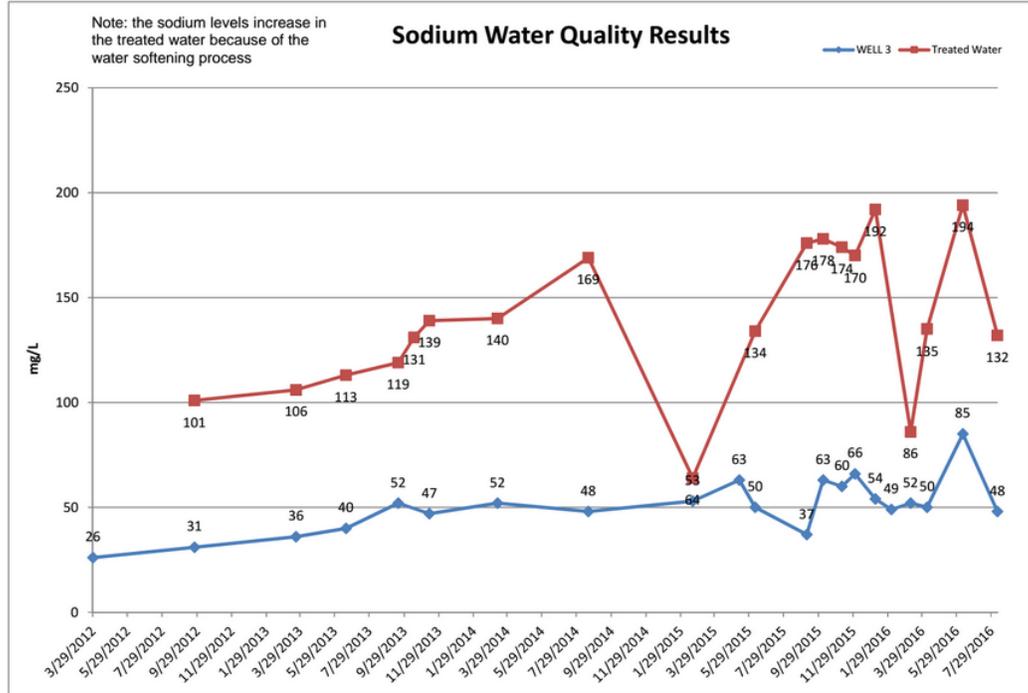
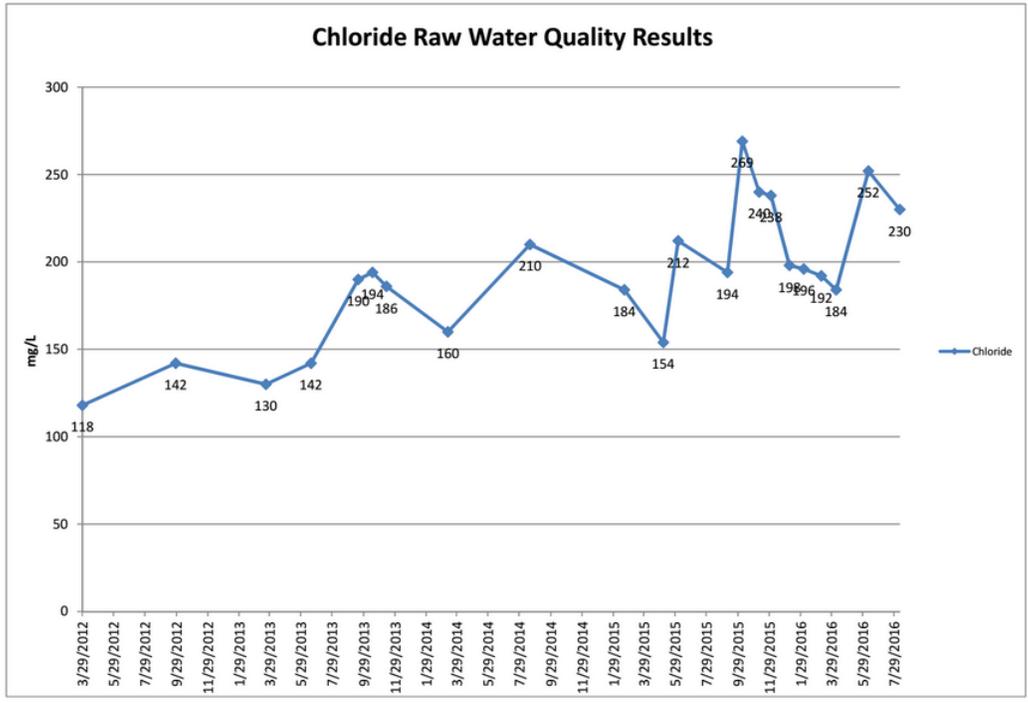
Elections, elections, elections it seems that we have been inundated with people soliciting our votes. The same is true for Hadleigh Woods. On November 10<sup>th</sup> we will be voting for two new Board members. So far our request for volunteers to be on the Nominating Committee has not produced any responses. I'm asking each of you to consider running for the Board. Ask yourself if you feel that it is your time to give back to the Community. Others have given of their time and energy to the Association. Maybe it's time for you to step up and be counted.

Remember that the speed limit in our community is 20mph and be aware that some people entering from route 28 seem to ride the middle of the road in front of 3/5 Flat Rock.

If you agree that our fire hydrant adjacent to the pump house is in need of a fresh coat of paint and you are willing to paint it, please let me know.

*Richard*







## Note from our Management Company

Dear Homeowners,

The morning temperature is clearly saying that autumn has arrived. With that, we have to think about the snow plow season and wrapping up the landscaping. We also have some roofing to do. At this time, the roofing specifications are complete and three companies are bidding the job. It is my hope to have the quotes in hand next week for discussion and then a final decision to move ahead. The same is true for the landscaping and plow contract. Specifications were submitted for companies to provide quotes. The companies selected for bidding were already vetted for their ability to handle a property your size and with the talent needed to get the job done right. Currently, we are working out some details of work that still needs to be performed to finish jobs and make corrections to damaged areas from weed whacking and plows. This will be a busy month for us. I hope you are all enjoying this pleasant weather.



Sincerely,  
*Ken Foley*



## Rear Gutters

We are planning on cleaning the gutters this fall after all the leaves have fallen. Rear gutters are unit owner's responsibility, if you want your rear gutter cleaned notify someone on the Board. We will coordinate with Got Gutters and they can schedule them when they do the front gutters sometime in November. Those unit owners will be invoiced separately for the cleaning of their rear gutters.





**10:00 am - 11:30 am NH Condo Statute 2016 Amendments**

**In June 2016 NH law makers passed a massive re-write of the NH Condominium Act. The amendments effective August 1, 2016, may require bylaw amendments as well as new association procedures and operations for many NH associations. Speakers will identify important changes and necessary actions associations need to undertake to be in compliance going forward as well as the penalties for noncompliance.**

*Note: this is open to unit owners and board members alike. Contact Richard for additional information or go online at [www.caine.org](http://www.caine.org)*



**A condominium community is more than just a neighborhood.** In many ways, it's a lot like a business. Collectively, owner's regular annual assessments can amount to tens of thousands of dollars and need to be budgeted carefully and spent wisely. And neighbors who have volunteered and been elected to serve on the association's board are responsible for making critical decisions – on the associations behalf – about managing the community and its money. The board develops long-range plans – like when the road or parking lot will need to be repaved. The board must set aside funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there's an unexpected breakdown. The board also sends out requests for bids and contracts with vendors to do the work necessary to maintain shared amenities. Board members

decide who will do the best job of replacing the roof at the best price or will be the most reliable company to hire to mow the grass and remove dead tree limbs.

The board's decisions can have a significant impact on the community's appearance and, consequently, on property values. Regardless of the professional manager, the board ultimately is responsible for overseeing association operations. Owners should be sure to communicate with the board regularly and attend annual meetings to elect responsible board members and to participate in the conversations about significant community issues.

Our community association will be having our annual meeting in November. Please consider putting your name on the ballot and volunteering for this important function of an association.



**Did You Know?**

While the lobster has been called a scavenger, it actually prefers fresh food. Its diet typically consists of crabs, clams, mussels, worms and an occasional sea urchin or slowwitted flounder. A lobster may eat up to 100 different kinds of animals, and occasionally eats some plants as well.

A lobster has been observed catching a crab, dragging it back to its home, and burying it like a dog buries a bone. Then, for the next few nights, the lobster snacks on the crab instead of going hunting.



Most lobsters weigh about a pound to a pound and a half when they are caught, but the largest lobster ever caught weighed over forty-four pounds.

The average age for a chicken lobster (1 to 1-1/2 pound) is 6 years, however lobsters have been known to live to be 100.



**September is Hunger Action Month and Happy Cat Month**

- 09-16-2016 - Constitution day & Citizenship day
- 09-17-2016 - International Eat an Apple Day
- 09-18-2016 - Air Force Birthday and Cheeseburger Day
- 09-22-2016 - September Equinox - Seasonal
- 09-25-2016 - Gold Star Mother's Day
- 09-27-2016 - Crush a can Day



**CENTER FALL FOLIAGE COMMUNITY EVENT**

October 1st, 2016, 9:30am-12:00pm, 39 Roulston Rd, Windham NH, 03087  
Join the Quarrybrook Education Team for a fall morning in the woods!

There are FOUR different hike options available:

Fall Craft Walk - Calling all artists, young or old! We will go on a leaf hunt to observe the different shapes, sizes, and colors of the foliage, as well as collect colorful leaves and use them to create beautiful nature art pieces!

Science of Autumn - Join the Quarrybrook staff as we learn the science behind leaf change.

Literature Walk (12+ only) - Join us as we use esteemed nature writer Henry David Thoreau's *Autumnal Tints* to help guide our hike as we learn about native trees, the change in leaf color, and local history along the way.

Adult Hike (16+ only)

Community Events are FREE and suitable for ALL AGES! The event is FREE and RSVPs are not required, but appreciated! For more information visit our website, [www.quarrybrook.org](http://www.quarrybrook.org) or contact us at [lindsey@quarrybrook.org](mailto:lindsey@quarrybrook.org).



### Annual Harvest Fest

Windham Recreation is excited to announce that the Annual Harvest Fest is set **for Saturday, October 15, 2016** at Griffin Park! The fun begins at 12 pm with the doggie parade. Then from 1-3 pm, join us in the rear of Griffin for a variety of activities including the kiddie costume parade hosted by the Mom's Club, a strolling magician, treats for sale, crafts, animals, and more! Then from 3-4 pm, there will be trick-or-treating in the front of Griffin Park. For more information, contact the Recreation Office at 965-1208 or by email at [Recreation@WindhamNH.gov](mailto:Recreation@WindhamNH.gov)



### Seventh Annual Craft Fair

Over 100 vendors are expected at the seventh annual Windham High School Craft Fair on **Saturday, October 22nd from 9:30am to 3:00pm**. A benefit for the WHS Theater, Chorus and Band Programs, the event features a wide variety of crafters from throughout the region offering creative, practical, and unique items and exciting home decor. This is a family friendly event, with raffles, games, and refreshments all ages can enjoy. Lunch items include hot dogs, pizza and more! Enjoy the day and get a head start on your holiday shopping! Children and students are free, with a \$2 suggested entrance fee for adults. Windham High School is located at 64 London Bridge Road, Windham, NH 03087. For more information about the fair visit "Windham High School Craft Fair" on FaceBook.



### 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.



Go Sox!



Go Pats!