
HADLEIGH WOODS GAZETTE

Volume 74

www.hadleighwoods.com

August, 2014

August is the eighth month of the year and the sixth month of the Roman calendar. The Romans called the month Sextilis, which means sixth. Eight years before Jesus was born the name of the month was changed to Augustus in honor of the Roman Emperor Augustus Caesar, because many of the important events in his life happened around that time of year.

The Anglo-Saxons called it Weod monath, which means Weed month, because it is the month when weeds and other plants grow most rapidly.

August is the busiest time for tourism, as it falls in the main school holiday of the year, the summer holidays, which lasts for six weeks for state run schools.



President's Message

Now that Marian has left the Association we have a vacancy on the Finance Committee. Anyone who is interested in joining the committee, please advise a Board member soon, as our budget must be reviewed and finalized for the Annual Meeting. Your efforts will be appreciated!

Some of the smoke detectors in our buildings are approaching ten years old. Although the insurance company does not mandate changing them, the manufacturer and the fire department strongly recommend replacing all detectors when they reach this ten year period. You may have noticed that your smoke detectors have become more sensitive and randomly activate more frequently. This is a sign that they should be replaced with a newer model. Just be sure that the new model is compatible to the old one (as shown on the new box), so that rewiring is not necessary. Adaptive connectors should be included with most models.

It has been noted that some gardens and side gardens have not been properly maintained. Unit owners should critique their gardens to be sure that they are in accordance with the Landscape Specifications. They should clean up whatever is not in accord with the specs.

If the owner of a unit is no longer able to properly care for their garden, it should be returned to the original builder shrubs.

Any unit garden still not properly cared for will receive notice to correct the problems.



Glenn Burke of the L.A. Dodgers is credited with inventing the “high-five” in 1977.

Eastern Propane

A 5-year contract pricing for each unit owner will be based on Eastern’s monthly cost of propane plus a fixed markup of \$.58. There is also an option in there that if we pay within 10 days of receiving the bill, you will receive a .05 per gallon discount.

The company has gone away from Selkirk base pricing to Eastern’s cost pricing. The landed cost is the cost of propane when it is delivered to Eastern’s storage facility.

The pre buy price is based on the price Eastern pays for propane purchased on the future’s market. Eastern then adds Hadleigh Woods fixed mark of \$.58 to this. The pre- buy for this year is \$2.075

Cheryl

Budget & Finance Committee

As we prepare to do a preliminary budget for the Board of Directors to approve for our upcoming annual meeting, we have had an opportunity to review the expenses of the Association and where we stand. It appears that we continue to be in a good fiscal position. There is just over \$255,000 in our capital reserve monies and almost \$14,000 in the maintenance fund. As well as doing a preliminary budget for 2015, the BFC will explore performing an in-house audit.

The committee members are:

Andrea Childress, Gratia Milliken, Richard Michaud and Tom Harvey (chairperson).

We welcome additional members – please contact one of us.

Septic Systems - The Board will be scheduling septic tank pumping this Fall.



Landscape Committee

Our new contract is with B & C Landscaping for another three years, Nov. 1, 2014 to Oct. 31, 2017. Actually our cost is lower than the previous contract! So we don't have to increase our budget for this line item! New three year contract is \$154,413 the old one was \$157,336. I spoke with Bill to let him know he was on the high end of the 7 bids we received. He was afraid of losing the contract. I got him to drop the fuel surcharge of \$30/week, if fuel prices went over \$4.00 per gallon and drop his bid by \$8,127, a 5% discount from his first bid.

Some Unit owners will be getting shrub replacements within the next month. Proper watering is crucial during this time! We are requesting that you water the new shrub in a proper way to help insure that it survives. For the next 10 days, please make sure that each shrub gets 3 gallons of water each and every morning. You can do this by slowly pouring water around the base of the shrub so that it is absorbed by the dirt around the shrub. Be careful not to pour the water too quickly, you don't want the water to run off. We need to make sure the water is getting to the bottom of the root ball. Another way is to take the nozzle off your garden hose, place the hose end near the base of the shrub and turn the water on to

just a slow trickle for an hour each morning. It doesn't matter which method you use as long as you water enough each day to get water to the bottom of the root ball.

Thank you for your cooperation Remember that when you have your own plantings in your gardens, you are responsible for weeding! On our recent walk around last week, there were numerous gardens with weeds. Please weed them now to avoid a letter from the Board. Owners need permission from the Board to make any changes to the shrubbery in front of their unit.

Please park your vehicle so that it doesn't impede mowing. We are not on a scheduled mowing day at this time, so you need to park so that none of your car is over the edge of the lawns. This also pertains to complaints that my car is getting sprayed by water from the irrigation. Then when I look at the issue, the car tires were on the lawn! If your tires are on the lawn; that means your car is probably 3 feet over the lawn. Your tires should never be on the lawn and no part of the car should be hanging over it either.

Andrea



Our Water System

We all have endured the water degradation resulting from issues with the pump house. There were water softener problems that were eventually traced to a module in the electronics that control it, as well as a failure in the diverter that allows the water softener to work properly. Then to add insult to injury, well #3 was hit by lightning blowing out a VFD driver that controls the well pump. With well #3 down we then had to rely on well #2 that is high in chlorides.

The parts for these systems are not stock items and days are lost in getting the repairs done. These problems resulted in hard water and a higher than normal sodium count and Manganese from the old wells #1 and #2.

Although these problems are not a health risk we still had to deal with residue in our dishwashers and other water related usages.

Those with high blood pressure should be aware of any water systems using water softeners. I am told by Hampstead water that all has been squared away now.

Myself, and the board want to thank the community for dealing with these issues in a very understanding way.

Tom Tasto



Free Credit Reports

There is only one place to obtain an actual credit report for free – AnnualCreditReport.com
By federal law, each of us is entitled to receive one free credit report from each of the three credit-reporting agencies every 12 months through this site.



Smoke Detectors

Hadleigh Woods is 10 years old and the manufacturers of smoke detectors recommend that all smoke detectors be changed on a ten-year cycle. This was reiterated by Deputy Chief Bill Martineau of the Windham Fire Department at our semi-annual meeting. Firex recommends removing all the old detectors first then installing the new ones. The A & B units have 4 smoke detectors and 1 heat detector in the garage. The C unit has 1 additional smoke in the water heater area. The smoke detectors have an adapter, but the mounting plate needs to be changed. The heat detector in the garage is a new wire connect adapter. The following are Firex replacements sold at Home Depot.

<u>Detectors</u>	<u>Model#</u>	<u>Home Depot skew</u>	<u>price</u>
Smoke	i1260	21009444	\$18.00
Smoke/carbon Dioxide	KN-cope-l	714543	\$54.00
Heat	HD135F	198092	\$27.00

Note: You can use any other brand as long as they are all the same.

Tom Tasto



NH Lottery Alert

NH Lottery officials and the NH Attorney General’s office are alerting the public of an active lottery scam targeting NH citizens. The phone scam appears to be originating from the Jamaican 876 area code which is notorious for lottery scams.

The scam works like this:

- A scammer claiming to be a representative of the NH Lottery will call or leave a voice message from the phone number (876) 404-7999.
- The scammer will ask that a return call be made to (877) 899-9331 to claim a prize. Callers will hear a purported NH Lottery phone recording which has been cloned by the scammers.
- The scammers will inform callers that they have won a significant prize from the NH Lottery and that the prize will be delivered to their home or office the same day.
- The scammers will then provide instructions to contact a fake Bank of America number where they can coordinate payment of taxes in order to obtain the prize.

The NH Lottery does not place calls to winners because Lottery winners are anonymous until they come forward and claim their prize. The Lottery does not require you to pay to collect your winnings. Do not return any telephone calls from 876 or 877 phone numbers.



Scientist say: Gesturing with your hands while speaking improves your memory.



Team Maintenance

All things must come to an end eventually. Sadly, that is the case with *Team Maintenance*. With the loss of our leader Harry and limited manpower, we will be phasing out our operation as *Team Maintenance*.

In the meantime we are prepared to do furnace filters and smoke detectors for the community. Because of our established relationship with vendors we are able to buy filters at a bargain rate and hope to do the same with smoke detectors. We will order only the number of these items for those of you that request them. Send your request to teammaintenance1@gmail.com. Individually, we will continue to be of assistance to unit owners and residents as each of our time permits.

Hartley, Tom, Richard



Water Heaters

Last month we covered water heater anode rods. This month we will discuss an alternative.

A number of unit owners have replaced their hot water tanks with Tankless water heaters, also known as demand-type or instantaneous water heaters, providing hot water only as it is needed. They don't produce the standby energy losses associated with storage water heaters, which can save you money.

According to Consumer Reports, gas tankless water heaters, which use high-powered burners to quickly heat water as it runs through a heat exchanger, were 22 percent more energy efficient on average than the gas-fired storage-tank models in their tests. That translates into a savings of around \$70 to \$80 per year, based on 2008 national energy costs. But because they cost much more than storage water heaters, it can take up to 22 years to break even—longer than the 20-year life of many models. Moreover, our online poll of 1,200 readers revealed wide variations in installation costs, energy savings, and satisfaction.

When you turn on the faucet, tankless models feed in some cold water to gauge how big a temperature rise is needed. If there's cool water lingering in your pipes, you'll receive a momentary "cold-water sandwich" between the old and new hot water. And a tankless water heater's burner might not ignite when you try to get just a trickle of hot water for, say, shaving. Nor do tankless water heaters deliver hot water instantaneously. It takes time to heat the water to the target temperature, and just like storage water heaters, any cold water in the pipes needs to be pushed out. And tankless models' electric controls mean you'll also lose hot water during a power outage. During their long-term testing, an indicator on the tankless model warned of scale buildup. A plumber was needed to flush out the water heater with vinegar. Many industry pros recommend that tankless models be serviced once a year by a qualified technician. Calcium buildup can decrease efficiency, restrict water flow, and damage tankless models. Experts suggest installing a water softener if your water hardness is above 11 grains per gallon. Ignoring this advice can shorten your warranty.



State Primary Election - Windham High School Gym - Don't forget to bring your photo ID! Tuesday September 9th. Voting hours are 7am to 8pm.



Fairs and Fests to celebrate Fall

If it's autumn, there must be a festival somewhere in New England. From craft fairs to Renaissance events and farmers markets, September and October are filled with seasonal entertainment.

King Richard's Faire, Carver, MA -- The largest & longest running Renaissance festival. Open weekends Aug. 30 thru Oct. 19th. www.kingrichardsfaire.net

Misquamicut Fallfest, Misquamicut State Beach, Westerly, RI – Sept. 12th to the 14th. 401-322-1026, www.misquamicutfestival.org

The Big E, West Springfield, MA – The largest fair in the Northeast is open Sept. 12th to 28th. www.thebig.com

Harwich Cranberry Arts and Music Festival, Harwich MA – The free festival will have more than 100 craft vendors, live bands and a parade. 508-432-1600, www.harwichcranberryfestival.org

Scallop Fest, Cape Cod Fairgrounds, East Falmouth, MA – The 45th annual festival is open Sept. 19th to 21th. 508-759-6000, www.scallopfest.org

The Gullford Fair, Gullford, CT – The fair is open Sept. 19th to the 21st. 203-453-3543, www.gullfordfair.com

Durham Fair, Durham, CT – This is one of the largest fairs in the state. 860-349-9495, www.durhamfair.com

Spirit of Shrewsbury Fall Festival – The free festival will be held Sept. 26 to the 28th. 508-845-5032, www.spiritofshrewsbury.org

Country Fair, Pittsfield, MA – open Sept. 27th & 28th. 413-443-0188, www.countryfair.hancockshakervillage.org

Davis Farmland and Mega Maze, Sterling, MA – Its Mega Maze was named one of the best corn mazes in the world. 978-422-6666, www.davisfarmland.com



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 the Alley Kat Grill located inside Park Place Lanes.

Cycling on Monday at 10:00 AM. Join us for fun and exercise, by biking the Rail Trail. We meet at the parking lot in Derry behind the old railroad station on Main St. (route 102).

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.

Rail Trail on Sunday. The Windham Rail Trail is a former railroad right-of-way that has been converted to a beautiful scenic walkway for running, walking, biking and horseback riding. It leads thru a forest of trees with ponds and granite walled areas along the path. A number of people have been going to breakfast at the South Side Diner in Derry at 9:00.