

Hingham Woods

SUMMER

Newsletter



COMMUNITY ANNOUNCEMENTS!



The Annual Summer Outing will be held on July 17th with a rain date of July 18th. Hors D'oeuvres will begin at 5:00 pm., with a barbeque to follow. A limited amount of water and soda will be provided. All residents are welcome! If you would like to bring a guest, please fill out the attached form on the back of the Newsletter and bring to the office. As in past years we welcome

anyone who wishes to provide appetizers, salads, and or desserts. Please contact Nancy Stimson at 781-878-2766 if you are interested.

Volunteers are much needed and appreciated. Please contact Susan Ackermann at 781-749-7087 if you can help in any way with the setup, cooking, serving and or cleanup.

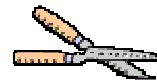
Property Updates



Summer Maintenance AND LANDSCAPING

Skinner Overlook will be

performing their weekly maintenance program on Thursdays. This includes the weeding, mowing and overall maintenance for the grounds.

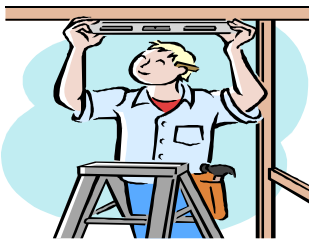


Trimming of the shrubs and trees will begin on or around the 8th of July so as to coordinate with the flowering of certain shrubs.

Please keep in mind, should you have specific requests for the landscapers, please call the office so that we may notify the landscaping crew.



The roofing project for this year has been completed. Buildings completed this year were #4, #9, #16, and #21. The last roof to be done is the Clubhouse. The date of this roof replacement has yet to be determined.



The siding replacement project is underway. Buildings #'s 19, #20, and 21 have been completed. They are currently on #22, with #18 to follow. RPM has done a great job of staying on target for our completion date of July 31st.



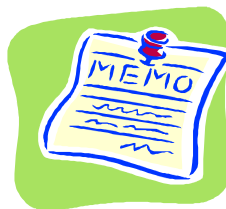
M.A. Falvey Painting has begun its prep work on buildings #19, 20, and 21. Painting has started with building #20 with #21 to follow.

Coffee Social



The coffee social for the 2009-2010 season has ended. Please contact the Office for the next season's schedule.

WORDS FROM THE BOARD



SO LONG, but not good bye!

What a wonderful experience I have enjoyed

for the past three and one half years....serving as your Board president. My thanks to each and every one of you for your support...could never have done the job without the full support of all my board members, past and present: Neil Madden, Mike Coletta, Tony Caruso, Pam Kelly, Lennie Moher, David Rogers and Susan Ackermann. Also, must give thanks to Ed Mallon for his guidance and help, but most of all my thanks go to Brenda McKeon, who always kept things afloat and the boat moving forward with her knowledge and determination and commitment. What a gall!

You will all be well-served in the coming year by your new officers:

Susan Ackermann-President
Len Moher- Vice President
David Rogers - Treasurer
Nancy Stimson- Secretary
Pamela Kelley- Member

I had a wonderful ending of my term ---- lunch at Rafael's at the South Shore Country Club as the guest of Brenda and Ed. It was delicious and beautiful...you should all try

it!

And so, as they say....have a great summer and will see you around!

Nancy

First, I would like to thank my fellow Board members for their vote of confidence in appointing me President of the Board. I am honored to have their trust and look forward to working with the Board, Brenda, Bob, and the Niles Company to serve the Hingham Woods community. I would also like to extend my deep appreciation to our outgoing President for her dedication and commitment to Hingham Woods. We are fortunate that Nancy will remain on the Board as her knowledge of Hingham and contacts within the local government are an invaluable resource for us. The Board has begun to plan for the Annual Summer Party which will be held on Saturday, July 17th at the clubhouse/pool area. We cannot do this alone and depend on the volunteer efforts of many Hingham Woods residents to make this party a success. Please review the information

contained within this newsletter and contact us if you'd like to help out. Have a great summer and I look forward to seeing you all at the Party!

Susan

BOARD MEMBERS



Susan Ackermann- President
Len Moher -Vice President
Nancy Stimson-Secretary
David Rogers-Treasurer
Pamela Kelley-Member

TRASH



It is very important that unit owners do not place furniture, appliances, grills, (TV's, computers) carpeting or any construction material in the dumpster. All contractors must be informed that they must

take their waste with them. The Association does get

charged for the extra Non-Household trash. If you have furniture that needs to be disposed of, please contact the office and we will assist you in your disposal process. Please make sure that your trash is placed **inside** the dumpster.

. . . If your side of the dumpster is full, please place the trash in the other side opening or the top opening of the dumpster. Please remember to close all openings to the dumpsters to help keep out the animals.

All trash should be placed in plastic bags and completely sealed so as not to leak any liquids in the dumpsters.

Please try and be mindful of where you place your

recycling items.



If you notice any unlawful trash dumping please call the office immediately.

HINGHAMWOODS.COM



The website is a great place to find information on property projects and meeting announcements. Take a moment and view the site at Hinghamwoods.com

POOL



THE POOL IS OFFICIALLY OPEN FULL TIME. HOURS WILL BE 10AM TILL 7PM. PLEASE CHECK FOR THE FLYING OF THE GREEN FLAG AT THE OFFICE SIGN. THE FLYING OF THE FLAG WILL INDICATE EXTENDED POOL HOURS ON THAT DAY.

AS ALWAYS, YOU MUST HAVE YOUR SWIPE CARD WITH YOU IN ORDER TO GAIN ACCESS TO THE POOL. THIS HELPS US KEEP OUT UNWANTED GUESTS!

MONTHLY BOARD MEETINGS



Monthly board meetings are held at Hingham Woods Clubhouse on the second Monday of every other month at 7:00 p.m. The next meeting will be on July 12th, 2010. Please call or notify the office if you would like to be placed on the agenda.

Monthly Payments



All payments will now be mailed to the office or

dropped off at the office. The lockbox bank address will no longer be an option beginning in June. If you currently have online banking and have the lock box address as your destination for payment, please kindly notify your bank and provide them with the office address:

HWCA Office
150 Beal Street

Hingham, MA 02043

You will no longer need account stickers for your checks. Please keep in mind that Niles offers a direct debit program, in which payments are debited directly from your bank account. If you are interested in this program, please contact the office.



Reminders



- If you plan on replacing your windows, **you must contact the office to obtain a release form.** Keep in mind that windows must be a double hung 400 series. You can use any company that you wish, but they must

look the same as the existing windows on the building when they are completed. You must have full screens on the windows that look the same as what is currently on the window.

- The washing of vehicles is no longer permitted on the property, along with the use of sprinklers.
- Please remember to lock your vehicles at all times.
- Please have your guests' park in the guest parking spaces.
- Be mindful of your neighbors and keep your appliance use to the hours of 7:00 am to 11:00 pm.
- Provide management office with a copy of your homeowner's insurance coverage.
- Please pick up after your pets at all times on the property. We have provided

doggie bags throughout the property for your convenience.

- No personal belongings may be stored in any common areas.
- Please make sure not to place anything but toilet paper in your toilets. Paper towels, wipes, etc, will cause a clog at the pumping station. This results in service calls to the station for which we get charged.
- Should you schedule Comcast or Verizon for your unit, please keep in mind that they must access the closet in the hallway. This closet is kept locked at all times, so they must pick up a key from the office. If you schedule work for Saturday, please make sure you make arrangements to pick up a key on Friday from the office. We will not provide access on Saturdays, as the office is not open.

- If you have a cat, please remember that we do have coyotes looking for food. Please make sure to keep your cats indoors.
- If you have a maintenance issue, please call the office. If it is after business hours, please leave a message at the office. If you have an urgent matter, please call 617-221-1000. The 24-hour answering service will contact Bob. Please do not call Bob's cell or home.
- If you currently have a bird feeder, please make sure that it is not mounted anywhere on the building. This attracts animals and they can damage the building trying to reach the food. In addition, it can attract rodents into the buildings. Please keep your birdfeeder in the back of the property by the wooded area.

- If you have a gas grill you must use it at least 10 feet from the building. If you currently store your grill within 10 feet of the building, you **must** disconnect the propane tank.
- If you are locked out after business hours, you must either contact a lock smith or your landlord if you are a tenant. Please do not contact the fire department or the police.

MANAGERS NOTES



IT APPEARS THAT THIS SUMMER IS GOING TO BE MUCH DRYER THAN LAST YEARS... AND WITH THAT, OUR PROJECTS ARE MOVING ALONG QUITE NICELY. OUR JULY 31ST CUT OFF DATE APPEARS TO BE REALISTIC! YOU MAY HAVE NOTICED THAT WE HAVE HAD MORE TREE WORK DONE ON THE PROPERTY. THIS WORK IS COMPRISED OF DEAD TREES IN THE FOCAL POINTS OF THE PROPERTY

OR LISTING TREES THAT PRESENT A POSSIBLE DANGER. TRIMMING OF TREE BRANCHES IS ONLY DONE ON TREES THAT ARE OVER HANGING ROOFS, BALCONIES, OR ANY OTHER

STRUCTURES. WE HAVE ALSO HAD TO REMOVE MANY TREES THAT HAVE BEEN DAMAGED DURING THE CRAZY STORMS WE HAVE BEEN HAVING.

NEW DUMPSTER ENCLOSURES WILL BE NEXT ON OUR PROJECT LIST.

OUR FALL PROJECT WILL CONSIST OF PLANTING PERENNIALS IN SOME OF THE CENTER ISLANDS WHERE WE REMOVED SHRUBS DAMAGED BY WINTER KILL. SKINNER OVERLOOK WILL ALSO BE SUPPLYING A PORTION OF THE PLANTINGS FOR THE PLOW DAMAGE THAT OCCURRED.

AS ALWAYS MY DOOR IS ALWAYS OPEN FOR ALL REQUESTS, CONCERNS, AND SUGGESTIONS!

BRENDA McKEON
SITE MANAGER

MANAGED BY THE NILES Co.
INC
100 CONGRESS STREET
QUINCY, MA 02169

Ed Mallon
Portfolio Manager

Brenda McKeon
On site Manager

Bob Lowe
Maintenance
Superintendent

HAPPY
SUMMER!

