

# Hingham Woods

## *Special points of interest:*

- Spring clean up
- Siding Replacement
- Exterior Painting
- Interior Painting
- Sealcoating



## Spring Projects

**Spring Clean Up:** Skinner Overlook will be beginning the spring cleanup and maintenance for the property. The first fertilization application will be applied April 12th. A schedule and notices will be sent out

**Siding Replacement** was awarded to RPM once again this year. Buildings 23, 24, 25, 26 & 27 are set to be completed this

year. Residents will be notified as to the start date of their building.

**Exterior Painting** was awarded to MA Falvey again this year.. Buildings 23, 24, 25, 26 & 27 will be completed this year. Painting will start at the completion of the exterior siding projects. Residents will be notified of the start of the project. Your cooperation with this pro-

ject is greatly appreciated.

**Interior painting** was awarded to MA Falvey. Hallways 38, 1, 2, 3, & 4 will be done this year. Both the front and back hallways will be painted.

### **Dumpster Enclosures;**

Armstrong Fence will finish the dumpster enclosures.

### **Seal Coating**

This Spring we will be undertaking the enormous task of sealcoating all the parking lots and sidewalks. This project will require the cooperation of all our residents as we will need all vehicles moved to other lots on the property while your lot is being done. Please keep this in mind when scheduling a vacation. We will give you advanced notice as to the dates for your lot so you can plan accordingly

## Information from the Board

### **Annual Meeting**

The annual meeting will be held on May 9, 2011 at 7pm. There are two seats open for election. We encourage residents to run for election. A meeting package will be mailed out to owners including nomination forms, Please mark your calendars . Gaining

quorum is critical in conducting a valid election. We save money by not voting by mail. If you are unable to attend, kindly drop your proxy form off at the office for notarization.

### **Monthly Meetings**

Monthly Meetings are held on the second Monday of

every other month, with May being the next meeting. All meetings are at 7PM in the clubhouse. Please notify the office if you would like to be placed on the agendas.

### **Board Members**

*President*

Susan Ackermann

*Vice President*

Len Moher

*Treasurer*

David Rogers

*Secretary*

Nancy Stimson

*Member*

Pam Kelley

# Hingham Woods

## Message from the Board



*If we had no winter, the spring would not be so pleasant; if we did not sometimes taste of adversity, prosperity would not be so welcome!*

FINALLY! It is officially spring and hopefully the worst of the winter is behind us. Unfortunately many residents incurred varying degrees of interior damage due to leaks resulting from extensive ice dams that built up over time from the constant snow storms and the usual melt/freeze cycle due primarily to roofs that are too warm. In some affected attics we found improperly laid or missing insulation, clothes dryer vents disconnected from the outside, and blocked soffit/ridge vents – all of which contributes to the buildup of heat in the attics. The Board has decided to retain a consultant who will undertake an evaluation of a cross-section of our attics/roofs to determine what preventative measures need to be taken to reduce the risk of future leaks. Hingham Woods has 177 attics (townhouses and second floor units), each of which will need to be accessed for inspection and repairs, if needed. Our goal will be to complete this project by this fall but it will require

the cooperation of everyone with attic access.

Bob Lowe is to be commended for his responsiveness to owners' calls reporting leaks, regardless of whether it was late evening or a weekend. Amy McGrath and Bob are working closely with our insurance adjuster, repair crews, and residents to ensure the repair of any damage suffered. We greatly appreciate all their efforts as well as the patience of owners affected. Questions regarding repairs, insurance claims, etc. should be directed to Amy at the office.

Looking ahead, please note that our Annual Meeting and Board election will be held on Monday May 9<sup>th</sup>. Two board seats (currently held by Dave Rodgers and myself) will be up for election. While Dave and I have each decided to run for re-election, I encourage any owners with a strong interest in joining the board to run as well – we welcome the competition! Amy will

be sending out further information on the election in the coming month.

Wishing you all a good spring!

Susan

## Community News

### Coffee Social

Coffee Socials are held every other Thursday. All residents are welcome. Join your neighbors for coffee and refreshments. The next coffee date will be April 14th.

### Pool

The Pool will open on May 28th, Memorial Day Weekend. It will remain on a weekend schedule only, until Mid June.

### Monthly Payments

All payments should now be mailed to the office.. Payments are due on the 1st of each month with a 20 day grace period. Any payment after the 20th may receive a late charge.



# Volume 1, Issue 1



## Resident reminders

### Verizon or Comcast:

If you are scheduling either Verizon or Comcast please remember that they need to obtain a key from the office. If your work is scheduled for a weekend you must pick the key up at the office on Friday. These closets are locked and we will not be able to provide access on the weekends when the office is closed

### Parking

Please have your guests park in the "Guest" parking.

### Insurance

Please remember to provide the office with a copy of your Homeowners Policy.

### Quiet Time

Please be mindful of your neighbors and limit appliance use to between 7am and 11

pm

### Pets

Please pick up after your pets at all times. We have provided doggie bags though out the property for your convenience.

### Bird Feeders

All bird feeders need to be kept in the back of the property, away from the building.

## Residents Reminders

### Trash

It is very important that residents do not put furniture, appliances, carpeting or any construction material in the dumpsters. All contractors must take their trash with them.. We do get charged for the extra Non Household trash.

All trash must be placed inside the dumpsters. Please remember to close the dumpsters so that animals do not get into it. Please place all trash inside plastic bags.

Please remember to use the recycling containers.

### Window Replacement

If you plan to replace your windows please remember that you must contact the office to obtain a release form. Windows must be a double hung 400 series. You may use a full or half screen that look the same as what is currently used.

*The only way*

*to have*

*a friend, is*

*to be one!*

## Word from the Office

Now that the winter is over and spring has begun I look forward to meeting some of the neighbors that may have been away for the winter. Spring time is always a nice time to get out and talk with your neighbors.

I have enjoyed meeting so many of the residents this

past winter, although I wish it could have been over other things then the ever challenging roof issues we had to deal with.

This has of course been a very challenging start here a Hingham Woods and I appreciate everyone's patience as I try to remember each resi-

dent's name.

For those that have offered their condolences over the loss of my mother I am extremely thankful. Your support during this difficult time for my family is very comforting.

I look forward to a pleasant and peaceful Spring!

### Staff

Amy McGrath-

On Site Manager

Bob Lowe-

Maintenance

Superintendent