

Hingham Woods



Project Updates

Siding Project

RPM has finished the siding work on 23, 24, 25, 26 & 27.

Exterior Painting

MA Falvey has finished the exterior painting. Buildings 23, 24, 25, 26 and 27 were done this year

Club House

The installation of the new on demand water heater has been completed in the clubhouse as

well as all new appliances in the function room.

Hallway Painting

MA Falvey completed hallways 38, 1, 2, 3, 4, with carpet being installed by McKeon in the front and back of 38 and the back only of 1,2,3,& 4

Ventilation

RL Lackey has been hired to install additional ventilation to the buildings to help

minimize the ice dam build up on the buildings. This is based off the result on the consultants report.

Attic Inspections

Bob will be inspecting the individual attics this fall so that we can develop a plan of action as to what each attic needs in order to keep them cold.

*Autumn
Is a
Second
Spring
Where
Every
Leaf
Is a
Flower*

President

Susan Ackermann

Vice President

Len Moher

Treasurer

David Rogers

Secretary

Pamela Kelley

Member

Nancy Stimson

Information from the Board

Monthly Meeting

Our next meeting will be November 14th at 7pm. This meeting will be the annual budget meeting. All residents are welcome to attend. The meeting will be held at the Club House

Pods

Please remember that residents must receive prior approval from the Board in order to have a pod delivered to the parking lot. Please include in the request the date of it's arrival along with the departure date and of course

where it will be placed.

Office Hours

Please note that during Sept. & Oct. the office hours will be 8 am until 4 pm. The office will work with individuals if this is a problem for them.

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Hingham Woods

Community News



Speed Limit

Is

15MPH

Safety First

Gas Grills

Need to

Be 10 feet

From the

Building

If

The tank

Is attached

Pool

The pool is officially closed for the season. We want to take this time to thank the lifeguards for another great season. We hope they will return again next year.

Monthly Payments

Please remember that payments are due on the first of the month with a 20 day grace period. Payments after the 20th may be sub-

ject to a late fee

Ventilation

We are moving forward with the improvements to the attic ventilation.

Coffee Social

The first coffee social of the season will be held on September 22nd from 10:00 am until 11:30 am. Coffee Socials are held every other Thursday and all residents are welcome. Come and

enjoy a cup of coffee and refreshments while you visit with friends and neighbors. Another social will be held on October 6th.

Holiday Party

Save the Date;

December 11th,

5pm until 8pm

Help celebrate the holidays!

Message from the Board

“Hope you all had a good summer and a chance to enjoy the pool and tennis courts. After all the rain this season we somehow managed to have a nice day for our August annual pool party. We had a great turnout of residents and by all accounts, everyone enjoyed the food by our new caterer, Hart Brothers. My thanks to my fellow Board members as well as Amy and Bob for helping to pull this event together. I also want to thank all those residents who brought their own special dishes and desserts to share with everyone – always a treat!

As you’re aware, earlier this

summer we had a consultant evaluate our roofs/attics to identify ways we might mitigate future winter leaks/ice dams. The primary cause is poor ventilation due to inadequate soffit vents and other venting issues which makes the attics too warm. A proposal was put out for bid and we have selected Lackey to reconstruct the vents on all 38 buildings. The project will be completed this fall and while there’s no guarantee that we’ll never have leaks, we hope this action will lessen the amount and severity of any future leaks.

Working with Niles, we have begun our budget re-

view process to plan for the coming year, and at our next open Board meeting - November 14th – we will review the 2012 proposed budget with residents. Until then, I wish you all a lovely fall.

Susan Ackermann
Board President

Fall Issue

Reminders

Insurance & Leases

Please remember to provide the office with a copy of your homeowners policy and a current lease if you are renting your unit.

Pets

Be a good neighbor and clean up after your pet and keep them on a lease at all times.

Comcast & Verizon

Please remember when scheduling work with either Verizon or Comcast on the weekend you need to arrange with the office to pick the key up on Friday afternoon. We will not provide access on the weekends when the office is closed

Coyotes

As coyotes are common in the area be mindful of small pets

Maintenance Calls

If you have a maintenance issue please contact the office, if it is after hours please leave a message and we will take care of it on the next business day. You may contact the office at 781-740-1608 or by email at

hinghamwoods@nilesco.com

If it is an urgent matter after hours please call 617-221-1000 and the answering service will contact Bob.

Parking

When having work done contractors must park in a visitors

space.

Quiet Hours

Quiet hours are between 11pm & 7am.

Trash

Please remember that only household trash may be placed in the dumpster. Furniture, appliances, grills, electronics and construction material cannot be placed in the dumpster.

Please remember to make sure all trash is placed inside the dumpster so that animals cannot get into the trash.

Recycling is great for the environment so please do your part and recycle when you can..



*No one
is rich
Enough to
Do without
A neighbor!*

Message from the Office

The summer months have passed and I must say good bye to our ladies at the pool. It was a wonderful pool season. Our lifeguards did a great job of keeping the pool running smoothly and we are very appreciative of their hard work. With any luck they will return for another season. I would also like to thank the residents for their understanding and cooperation when we needed to close the pool early on Labor Day. With

only one lifeguard left, we hated to ask her to skip her high school soccer practice and risk being benched for the season. Next year we will make sure we hire some lifeguards that are available at the end of the season.

Please find attached the form to update the resident's phone book. I have also included a spot for email addresses as many people find this to be an easy way to communicate.

Please let me know if you do not want your information included in the phone book. Email addresses will only be used for the office and will not be in the phone book. Thank you again for a great summer season and keep your fingers crossed for a mild winter!

Staff

Amy McGrath
On Site Manager

Bob Lowe
Maintenance
Superintendent