

# Hingham Woods



September 2009

## Newsletter

### L E T T E R

#### PROPERTY PROJECTS



Summer is over, but so far the month of September has provided us with great weather. Skinner Overlook will begin their fall clean up in the very near future. They performed an extra fertilization for the extensive weeds on the property. The over-seeding will be performed on the 28<sup>th</sup> of September. The mow crew will not be mowing the lawn for two weeks after this application, so as to let the seed set.

They have also coordinated extra tree spraying and feedings as some of the trees were in need of extra attention.

The Fall Mums will be planted sometime on the 28<sup>th</sup>.



Robert Miskin has completed the siding replacement project on buildings #13-17. They did a great job and came in under budget!



K& M Painting is now on building #17 which is the last building of the project. Rains definitely helped contribute to the delay, but the work on the completed buildings looks great.

K&M also painted the front entrance signs to the property. Bennett Electric will be installing the new lighting at the front entrance next week.



We were able to do 6 roofs this year. Roof replacements for buildings #15, 24, 25, 27, 29, and 37 were performed by Lackey Roofing with very good results. This leaves us with the replacement of just 6 roofs including the Clubhouse.



Sidewalk repairs were performed by D.S. Benoit. They also performed the excavation of the center island project.



Future Projects that will be discussed by the Board will be the replacement of the dumpster corrals, the

striping of the parking lines, the seal coating of the asphalt, and the tennis courts.

### Coffee Social



The first Coffee Social of the season was held on Thursday, September 10<sup>th</sup> from 10:00 am to 11:30 am at the Clubhouse. Coffee Socials are held every other Thursday. All Hingham Woods residents are welcome. Come and enjoy a cup of coffee and refreshments while you visit with your friends and neighbors! The next scheduled social will be September 24<sup>th</sup>.

### POOL



The pool is officially closed. The new lifeguards proved to be very responsible and reliable this season. Hopefully we can bring them back next year!

### SPEED LIMIT



Let us all remember that the speed limit for the property is 15 mph. This limit is set for the safety of all our residents, and should be obeyed at all times!

### Words from the Board



Summer, or at least what we had of it, has gone. The pool is closed, the leaves are turning and the summer projects are almost completed. Many thanks as usual to Brenda McKeon, Bob Lowe and the Niles

Company for making things run smoothly. We have had many nice comments from our residents this summer, as we continue to improve our complex. One thing I do want to remind everyone is that we must always be mindful of our neighbors. I would like also to remind owners to be sure to give your tenants copies of the Rules and Regulations. From time to time there are small problems because the information is not passed along. An informed tenant is a good tenant! Also, owners, you must give one of your swipe cards to your tenants.

Bob and I are enjoying our new 'digs', but do come back to visit often...as there is still no place like Hingham Woods ☺

Nancy

#### BOARD MEMBERS



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

#### TRASH



It is very important that unit owners do not place furniture, appliances, (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. Please make sure that your trash is placed **in side** 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.



#### HINGHAMWOODS.COM



The web-site is up and running nicely. Please take a moment to review the site. Up dates are provided frequently. Feel free to make suggestions in the suggestion link that is provided on the site!

#### 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 November 9th. If you have anything you would like the Board to address, please call the office so we can put it on the agenda.

## Monthly Payments

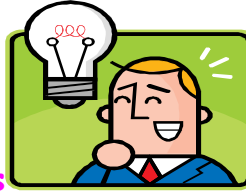


Please remember that if you are making your monthly condo payments at the office, all payments must be in by the 15<sup>th</sup> of the month. If you are mailing directly to the lock box, you have until the 20<sup>th</sup> of the month. The lock box mailing address is:

Hingham Woods  
Condominium  
Dept #1123  
PO Box 4121  
Woburn, MA 01888-4121

Also, if you mail your payment to the Woburn address, please make sure to include your account number on your check either in the memo section or with the stickers that were provided to you. If you need more account labels, please notify the office and we will issue you more.

## Reminders



- 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. If you have one vehicle please park it in your deeded space, so as to free up a guest space for guests or residents with two vehicles.
  - 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.
- 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,

We have provided doggie bags throughout the property for your convenience.

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 maintenance issue, 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 battery-

operated smoke detectors or carbon monoxide detectors, change the batteries.

- No personal belongings may be stored in any common areas. We realize that storage space is very limited, but not only can personal items become unsightly, they can often block egresses.
- 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.

### MANAGERS NOTES



**WHILE IT WAS NOT QUITE THE SUMMER WE ALL MY HAVE HOPED FOR ... I AM SURE THAT SOME OF US WILL MISS IT. OUR PROJECTS WERE BEHIND SHEDULE THIS YEAR DUE TO THE EXCESSIVE RAINS IN JUNE, BUT ONCE AGAIN WE HAVE ACHIEVED**

**GETTING SIX ROOFS REPLACED, FIVE BUILDINGS PAINTED, ALONG WITH SIDING REPLACEMENT OF FIVE BUILDINGS.**

**THE CENTER ISLAND PFOJECT WAS A NICE ADDITVE TO OUR TO DO LIST. WITH THE PAINTING OF THE FRONT ENTRANCE SIGNS AND THE LIGHTS TO BE ADDED NEXT WEEK, OUR ENTRANCE WAY TO THE PROPERTY HAS REALLY IMPROVED. WE ARE REMOVING MOST OF THE DEAD SHRUBS FROM THE ISLANDS IN EACH CLUSTER THIS FALL, WITH THE REPLACEMENTS TO BE DONE IN THE SPRING. NOT OF ALL THE DEAD SHRUBS WILL BE REPLACED WITH OTHER SHRUBS, AS WE FEEL THAT SOME PERENIALS OR HEARTY GROUND COVERS MAY FAIR BETTER WITH THE PLACEMENT OF EXCESS SNOW IN THE ISLANDS.**

**WE WOULD LIKE TO WELCOME ALL OF OUR NEW RESIDENTS. IF YOU NEED ANY ASSISTANCE OR HAVE ANY QUESTIONS, PLEASE FEEL FREE TO CONTACT THE OFFICE AT 781-740-1608.**

**AS ALWAYS WE LOOK FORWARD TO YOUR SUGGESTIONS AND FEEDBACK, SO THAT WE CAN KEEP HINGHAM WOODS A GREAT PLACE TO LIVE.**

STAFF

Brenda McKeon- On site  
Manager

Bob Lowe- Maintenance  
Superintendent



**HAPPY  
HALLOWEEN!**

**HAPPY**

**THANKSGIVING!**

