



Hingham Woods



Newsletter

SEPTEMBER 2010

L E T T E R

PROPERTY PROJECTS

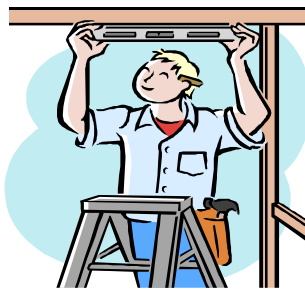


Summer is gone, and unfortunately so is our green grass. With the lack of rain and the recent water ban, Skinner has done some aerating and slice seeding to try to bring back the grass throughout the property. The mow crew will not be mowing the lawn for two weeks after this application, so as to let the seed set.

Skinner Overlook will begin their fall clean up as they work on the property in the upcoming weeks.



The Fall Mums will be planted sometime the week of the September 20th.



RPM has completed the siding replacement project on buildings #18-22. Building #22 was certainly a challenge, but with a new roof, new siding and new paint, it looks great.



RPM also was contracted to replace the cluster entrance signs throughout the property. This project will begin the week of September 20th.

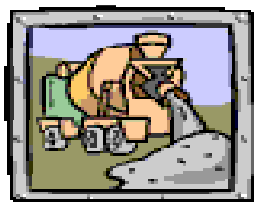


M.A. Falvey Painting is finishing up on #18 which is the last building of the project. Buildings #19, 20, 21, and 22 have been done

with the exception of some doors. If you have not had your door painted at this time due to scheduling conflicts, please contact the office to set up this work.



The last of the roof replacements were performed by Lackey Roofing. This leaves us with the replacement of just the Clubhouse.



D.S. Benoit will be repairing some side walk areas to the property, along with some of the walkway near the pool and the entrance to the office.



Armstrong Fence has begun replacing the dumpster enclosures to the property.

This project will be divided into two phases. Dumpsters to be replaced this year will be #3, 8, 17, 17, 26, 35, & 38. The remaining enclosures will be completed next year. The Board voted not to replace the enclosures with cedar, but with a maintenance free vinyl product.



Future Projects that will be discussed by the Board will be the upper tennis court repairs and improvements, the parking lot seal coating and line stripping, renovation of the Clubhouse kitchen along with the possibility of up grades to the men's and ladies rooms.

Coffee Social



The first Coffee Social of the season was held on Thursday, September 16th from 10:00 am to 11:30 am

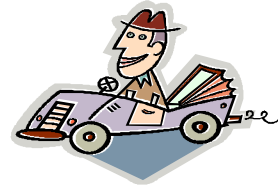
at the Clubhouse. Coffee Socials are held every other Thursday. All Hingham Woods residents are welcome. Come and enjoy a cup of coffee and refreshments while you visit with your friends and neighbors! The next scheduled social will be September 30th.

POOL



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

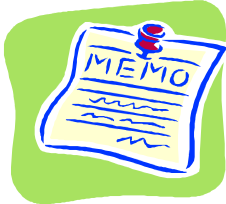
SPEED LIMIT



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



Once again, we had a very hot, sunny day for our July summer pool party with approximately 90-100 residents attending. I want to thank my fellow Board members who worked very hard behind the scenes to make sure the party was a success as well as the many residents who donated their favorite (and delicious!) appetizers, salads and desserts for the enjoyment of all. Special thanks go to Neil Madden for planning the grill menu and serving as grill chef extraordinaire and also to Sean Coleman and board member Len Moher who worked hard at the grills as well. Thanks also to residents Ann Mayeski and Janet McGrady who volunteered during the party and to everyone who

helped with the clean up! We might explore using a caterer for next year's party, so if anyone has an exceptional caterer they'd like to recommend, please pass their information on to Brenda in the office.

I would also like to thank Bob Lowe and all our lifeguards - Jessica, Janet, Brittany, Eric & Austin - for a successful pool season. Several residents have commented on how well the pool area was maintained and the crystal clear quality of the water. Job well done, Bob!

The remainder of our summer maintenance projects will soon be completed. My thanks to Brenda McKeon and Bob Lowe for their close oversight of these projects; keeping our vendors on budget and on schedule. The hot, dry summer and subsequent town water restrictions took its toll on our lawns, but Brenda is working closely with the landscapers to do what's necessary to revive the lawns.

Finally, I would like to thank

all the residents who attended our September 13th open board meeting to discuss the status and future use of the net proceeds received from the sale of Unit 304. The unit sold for \$219,000. After closing costs/legal fees, the net proceeds of \$217,163.93 were deposited in a separate money market account at 1% interest until final tax bills are received/paid after year end. With an anticipated combined federal/state tax rate of approximately 36% or \$78,840 (as estimated by our Niles accountant) we will net approximately \$138,323 not including accumulating interest.

At the meeting, a small committee of residents proposed committing all the funds to upgrade and/or expand existing facilities within the complex (pool area, tennis courts, clubhouse and fitness room) while other residents held mixed or opposing views, suggesting that all or part of the funds be used to bolster our Reserves. The Board appreciates everyone's input and will give this matter due

consideration as we plan the budget for the coming year. Any resident who was unable to attend the meeting but wishes to add their comment to this discussion should drop off a note at the office or email the Board via our website.

Have a great Fall!
Susan

BOARD MEMBERS



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



Hinghamwoods.com. is the website address. Postings and updates are done frequently to the site, providing unit owners with information and meeting announcements. 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 8th. This will be the annual budget meeting.

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.

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 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 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 picking your children from the school bus, you need to make sure that your vehicle is back behind the mailbox, so as not to block traffic, or any other vehicles view to the egress.
- 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.
- The posting of any notice throughout the

property is not permitted unless prior permission is given by the Board or the Management Office.

MANAGERS NOTES



FIRST MAY I START OFF TO SAY I WOULD LIKE GIVE MY CONDOLENCES TO THE FRIENDS AND FAMILIES OF THE RESIDENTS THAT HAVE PASSED THIS YEAR, AS WELL AS 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 FAR AS SUMMERS GO... COULDN'T ASK FOR BETTER THAN THIS YEAR'S. FABULOUS WEATHER FOR ALL OUR POOL USERS! I MAY HAVE EVEN SEEN A FEW NEW FACES AT THE POOL THIS YEAR.

WHILE OUR SWIMMERS WERE VERY HAPPY, OUR LANDSCAPING DID NOT FARE AS WELL. OUR EFFORTS AT THIS POINT WILL BE TO TRY AND SAVE WHAT LITTLE LIFE WE HAVE LEFT IN OUR GRASS, WITH THE OVER SEEDING TO THE PROPERTY.

THIS WILL BE PERFORMED BY SKINNER AT NO EXTRA COST DUE TO THE LACK OF MOWING THROUGHOUT THE SUMMER.

OUR VENDORS THIS YEAR ALSO BENEFITTED FROM THE WEATHER. ALL PROJECTS WILL BE COMPLETE THIS WEEK, WITH THE EXCEPTION OF THE DUMPSTER ENCLOSURES. THE BOARD MADE A GREAT CHOICE IN MATERIALS FOR THE NEW ENCLOSURES, AND I THINK ALL WILL AGREE ONCE THE PROJECT IS COMPLETED.

ONE OTHER AREA THAT SHOWS OUR PROACTIVE APPROACH IS THE CLUSTER ENTRANCE SIGN REPLACEMENT PROJECT. THESE SIGNS WERE THE ORIGINAL AND WERE IN VERY BAD SHAPE. RPM WILL BE REPLACING THESE SIGNS THE WEEK OF SEPTEMBER 20TH.

IN VIEWING THIS PROPERTY AS A FINE WINE THAT IS MORE APPRECIATED WITH AGE, WE ALSO NEED TO KEEP IN MIND THAT IT IS NOW 25 YEARS OLD. THINGS ARE IN NEED OF UPGRADES, REPLACEMENTS, AND REVISIONS. I PRIDE MYSELF, AS A NILES EMPLOYEE, ON PROVIDING THE BOARD AND OWNERS WITH SOLUTIONS, COMPETITIVE VENDORS, AND PRODUCTS AND MATERIALS THAT ARE COST AND ENERGY EFFICIENT, BUT HOLD THE

QUALITY THAT HINGHAM WOODS RESIDENTS ARE ACUSTOMMED TO AND DESERVE!
BRENDA MCKEON

Ed Mallon
Portfolio Manager

Brenda McKeon
On site Manager

Bob Lowe
Maintenance
Superintendent

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

HAPPY
HALLOWEEN!
&



HAPPY
THANKSGIVING!

