

N E W S



# Hingham Woods

# SPRING

## Newsletter

L E T T E R

April 2009



### Spring CLEANUP AND LANDSCAPING PROJECT

Skinner Overlook has completed its spring clean-up for the property. They were also awarded the fertilization program this year. Maintenance schedules have been sent to all residents. Mulching will take place within the next two weeks.

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

### COMMUNITY

### ANNOUNCEMENTS!



### ANNUAL MEETING

The annual meeting will be held on May 12, 2009 @ 7:00 pm in the Clubhouse. There are currently two seats open for election. We encourage unit owners to run for election. A meeting package has been mailed out to owners including nomination forms for all interested owners willing to run. Let's all mark it on our calendars and try to be present for the meeting. Gaining quorum is very important in conducting a valid election, as well as the saving of time and money for all if we do not have to do a

vote by mail. If you are unable to attend the meeting, kindly return your proxy form to the office for notarization.

### Verizon Fios

Many of you have seen the signs promoting the installation of Verizon Fios. While we typically do not permit advertising or soliciting on the property, the Board negotiated a very lucrative contract with Verizon which allows them to place signs on the property, pass out pamphlets, and host an informational open house in exchange for a payment of \$50.00 per unit.

## Coffee Social



The next coffee social will be Thursday, April 23rd from 10:00 am to 11:30 am at the Clubhouse. Nancy Stimson and Terri Eaton will host. Coffees are held every other Thursday. All Hingham Woods residents are welcome. Join your neighbors for coffee and refreshments.

## WORDS FROM THE BOARD



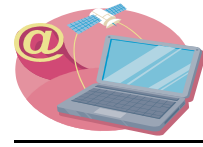
With the wonderful devotion and hard work of Brenda, Bob and the Niles Company, we have survived another tough winter. Hopefully with the sight of robins, Skinner working on the grounds, and the carpenters and roofers hard at work, SPRING is on its way. That being said, spring, is also bringing another change. Bob Shepard and I have

bought a condo in Rockland, and when and if we sell our town houses, we will be moving. The condo we have bought is in its early stages of construction and probably won't be ready until sometime in August. I will continue on the board (my term is up in May of 2010) with the same dedication and commitment that I have always brought to the table until the time comes for me to move. If we cannot sell our town houses, we will not be moving. I have certainly enjoyed my time here in Hingham Woods and am sad to leave, but I am embarking on a new life adventure. The board has always worked well together and I feel we have accomplished a lot in the time I have served. I cannot thank all of them enough for their dedication to theirs and your community.

As I always say, this is not goodbye, but just so long. I will never disappear from the Hingham I have loved for 34 years.

Nancy

[HINGHAMWOODS.COM](http://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](http://Hinghamwoods.com)

## 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 the annual meeting on May 12, 2009. Please call or notify the office if you would like to be placed 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  
PO Box 55224  
Boston, Ma 02205-5224

Special Assessment payments must be made or mailed to the office. They also must be a separate check from your condo payment. They too are due on the first of the month.



## REMINDERS

- When scheduling cable or telephone service please remember that access must be gained through the hallway closet. Please have all technicians report to the office to acquire

keys. If you are scheduling service after the hours of 5:00 pm, or on the weekends, you must pick up the keys at the office before your appointment. We will not be able to respond to any calls after business hours regarding this issue.

- It is very important to make sure that you check the warrantee on your water heater. Damage and expense can be quite costly for unit owners if the system fails.
- 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.
- Please remember to lock your vehicles at

all times.

- Please have your guests' park in the designated "Guest" parking spots.
- Be mindful of your neighbors and limit your appliance use to the hours of 8:00 am to 11:00 pm.
- Provide the 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.
- If you have battery operated smoke detectors, change the batteries.
- NO personal belongings may be stored in any of the common areas.
- 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 maintenance issue, please call 617-221-1000. The 24-hour answering service will contact Bob. Please do not call Bob's cell or home.
- The speed limit is 15mph. This limit is set for the safety of all our residents, and should be obeyed at all times!
- If you are a townhouse unit, please hold on to your ice melt container until next season at which time we will re-fill.



**WHAT A WINTER!! I DON'T KNOW ABOUT YOU, BUT I WAS HAPPY TO HEAR IT WAS SPRING.**

**THE GOOD NEWS IS THAT OTHER THAN THE SNOW SHOVELING COST, WE DID NOT PAY EXTRA FOR THE SNOW REMOVAL. WE HAD NEGOTIATED A FLAT RATE PACKAGE WITH SKINNER TWO YEARS AGO AND FORTUNATELY FOR US... IT PAID OFF! ALL IN ALL SKINNER OVERLOOK PROVED TO BE EXCELLENT IN THEIR SNOW REMOVAL PROCESS CONSIDERING WE HAD OVER 70 SOME ODD INCHES. WE DID OUR ANNUAL BID PROCESS FOR OUR SPRING AND SUMMER PROJECTS. LACKEY ROOFING WAS AWARDED THE ROOFING PROJECT. LACKEY WILL BEGIN THE PROJECT ON BUILDING #15. THEY WILL CONTINUE ON WITH BUILDING #24, #37, AND #25. THE REMAINDER OF THIS YEARS ROOFS WILL BE DETERMINED IN THE NEAR FUTURE.**

**ROBERT MISZKIN WAS AWARDED THE SIDING REPLACEMENT CONTRACT. ROBERT WAS FORMERLY WITH HOME REPAIR SERVICES, WHO WORKED ON THE PROPERTY LAST YEAR. THEY HAVE BEGUN THEIR WORK ON BUILDING**

**#13. BUILDINGS #14, #15, #16, AND #17 WILL FOLLOW.**

**K&M PAINTING WAS AWARDED THE EXTERIOR PAINTING PROJECT. THEY PROVIDED, FREE OF CHARGE, THE POWERWASHING OF THE POOL FENCE AND THE PAINTING OF THE MENS ROOM. THEY WILL BE STARTING THEIR PREP WORK THIS WEEK AS WELL.**

**THE HALLWAY MAINTENANCE PROJECT WILL GO OUT TO BID AT THE END OF THE MONTH. HALLWAYS THAT WILL BE WORKED ON WILL BE IN BUILDING #28, #29, #30, #31, AND #32.**

**OTHER HAPPENINGS HERE AT HINGHAM WOODS CONSIST OF VERIZON FIOS BEING AVAILABLE FOR UNIT OWNERS. VERIZON WILL BE PROVIDING UNIT OWNERS WITH INFORMATION ABOUT THEIR SERVICES.**

**WE WILL BE PERFORMING SIDEWALK REPAIRS AS NEEDED THROUGH OUT THE SPRING AND SUMMER.**

**INTERVIEWS WILL BEGIN FOR LIFEGUARD POSTIONS. THE POOL IS SCHEDULED TO OPEN THE WEEKEND OF MEMORIAL DAY. IT WILL REMAIN A WEEKEND ONLY OPERATION UNTIL THE MIDDLE OF JUNE.**

ONCE AGAIN WE ARE TRYING TO  
GET ALL OF OUR PROJECTS  
COMPLETED BY THE END OF JULY.

STAFF

Brenda McKeon-  
On Site Property Manager

Bob Lowe-  
Maintenance  
Superintendent

HAPPY

SPRING!!

