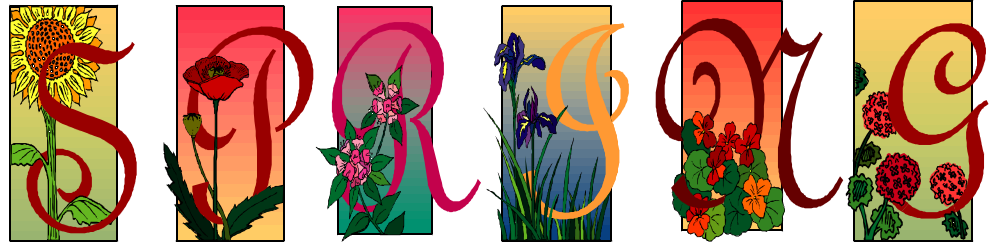


HINGHAM WOODS



April 2010

NEWSLETTER

PROPERTY PROJECTS

Spring CLEANUP AND LANDSCAPING PROJECT



Skinner Overlook Landscaping has started spring clean up to the property. This will include the full service of raking all bed and all grass areas, as well as the cleaning of the streets. If you have specific instructions regarding this process, please let the office know.

The first spray application for the trees and shrubs was performed on March 25th. All residents were



sent a copy of the schedule. Notification of the fertilization for lawn area was sent out as well.



Contacting and Painting (Robert Miszkin) was contracted to perform our "Siding Replacement" project once again this year. The buildings scheduled for siding replacement are #18, #19, #20, #21, and #22. This project has begun on building #20. Unit Owners will be notified prior to work commencing on their building.



Exterior Painting project

was awarded to M. A. Falvey Painting. This project will start approximately the second week in May. Buildings on the schedule for this year are #18, #19, #20, #21, and #22. Notification of start date will be sent to unit owners.



The Interior Hallway Project has been awarded to RPM Contracting and Painting. This company was formally known as Robert Miszkin Contracting. Buildings on the schedule for this year are #33, #34, #35, #36, and #37.



We will be finishing up the last four buildings in need of roof replacement this

spring. Lackey Roofing has already begun the project on buildings #21 and #16. Buildings #9 and #4 will follow.



Various sidewalk repairs will be performed by D.S. Benoit throughout the season.

We will also be finishing the mandatory fire alarm testing of all units. Gaining access is mandatory, and your assistance in this process is greatly appreciated. You will be notified of your building's schedule.



FUTURE PROJECTS

We currently have fence companies working on proposals for the dumpster enclosure project. We will begin to do line

striping in some clusters this spring.

COMMUNITY ANNOUNCEMENTS!



ANNUAL MEETING

The annual meeting will be held on May 10, 2010 @ 7:00 pm in the Clubhouse. There are currently three seats open for election. We encourage unit owners to run for election. A meeting package will be mailed out to owners including nomination forms for all interested owners willing to run. Please mark it on your calendars and try to be present for the meeting. Gaining quorum is critical in conducting a valid election. In addition, we save time and money, by 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.

One of our residents, Helen Hobbs, along with other residents, has put together care packages for our troupes overseas. This

project has been coordinated through her church. If you are interested in making a donation, or acquiring more information, please contact Helen at 781-741-9835.



Coffee Social

Coffee Socials are held every other Thursday. All Hingham Woods residents are welcome. Join your neighbors for coffee and refreshments. The next coffee date will be April 22nd.

POOL



The pool will open May 29th, Memorial Day weekend. It will remain on a weekend schedule only, until sometime in Mid June.

Words from the Board



Alleluia!!!! Not only is Spring here according to the calendar, but it is really here....how can we ask for anything more.. I know for some of you it has been a difficult time with the rain and leaks, but as my college president always said: "This too will pass" and so it will, and before long you will be complaining that it is too dry and hot!

During the winter months your board was planning ahead for the spring projects and maintenance of our property. As you may have noticed, much of the work has begun. If all goes well, most of the work should be done by the beginning of August.

It is also the time of year, as annual meeting approaches, that you need to be thinking about volunteering some of your time to help in the running of Hingham Woods. We all enjoy the beautiful setting and buildings, but if no one

helps oversee it, we won't enjoy what we now have.

As always, I will remind one and all to be considerate of our neighbors...windows are now open...so keep the noise level down and clean up after your pets when outside.

Happy doings to one and all,

Your Board

BOARD MEMBERS



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



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



For updated information regarding the property, please feel free to access the website. Feel free to make suggestions in the

suggestion link that is provided.

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 10, 2010. Please call or notify the office if you would like to be placed on the agenda.

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 beginning in June. If you currently have on line

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 will 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 that 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.

- 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 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 doors and 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 7:00 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.
- 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!
- 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.

- 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 an absorbent amount of money!
- 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 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.

MANAGERS NOTES



WHILE WE CERTAINLY DIDN'T HAVE A VERY SNOWY WINTER, THE SPRING RAINS HAVE CERTAINLY MADE UP FOR IT. WE DID SUFFER SEVERAL LEAKS DUE TO THE VERY HIGH WINDS THAT ACCOMPANIED THE HEAVY RAINS. ANY UNITS THAT WERE AFFECTED WILL BE ADDRESSED IN THE UP COMING WEEKS.

THE CLEAN-UP TO THE PROPERTY IS UNDERWAY. SPRING FLOWERS WILL BE HEADING OUR WAY VERY SOON.

WE HOPE TO BE AGGRESSIVE IN OUR PROPERTY PROJECTS THIS YEAR. WE HAVE PUT IN PLACE A NEW PAINTING COMPANY, AND IF THE WEATHER COOPERATES WITH US WE HOPE TO HAVE ALL PROJECTS COMPLETED BY THE END OF JULY.

WE HAVE HIRED A NEW FIRE ALARM MONITORING COMPANY. WE NEGOTIATED A LOWER PRICE, WITH A SIGNIFICANT DISCOUNT TO TESTING AS WELL.

THE DUMPSTER ENCLOSURE PROJECT WILL ALSO GET STARTED THIS SPRING. THE BOARD WILL BE VIEWING VARIOUS QUOTES ALONG WITH THE POSSIBILITY OF USING A NEW PRODUCT FOR THE ENCLOSURES. PRICING FOR

THIS UPGRADE WILL DETERMINE HOW MANY ENCLOSURE GET COMPLETED THIS YEAR.

I HAVE PERSUADED VERIZON FIOS TO PROVIDE THE OFFICE, CLUBHOUSE, AND GYM WITH WHAT THEY CALL A "DEMO" ACCOUNT. WE WILL RECEIVE FREE FIOS FOR OUR CONTINUED COOPERATION WITH THEM. ONCE AGAIN A SIGNIFICANT SAVINGS FOR THE PROPERTY!

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 SPRING!



