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# Hingham Woods

# SUMMER

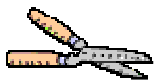
# Newsletter

## Property Updates



## Summer Maintenance AND LANDSCAPING

Skinner Overlook will be performing their weekly maintenance program on Thursdays. This includes the weeding, mowing and overall maintenance for the grounds.



Trimming of the shrubs and trees will begin some time in the beginning of July so as to coordinate with the flowering of certain shrubs.

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



Skinner Overlook has identified our weed problem to be "Blue Grass". Unfortunately to kill this weed would require using a non selective herbicide that would destroy everything around it. They have devised a plan to do an "Over-seed Project" in the fall. This seeding will eventually over take the weed, but it will be a slow process that may take a couple of years to accomplish. The Board has also agreed to have an extra tree spray incorporated into the program to help prevent the damage of trees from

worms. This spraying was removed from the program several years ago, but it needs to be implemented once again.



The roofing project for this year is winding down with the last of the two buildings on our six building list. The buildings completed this year thus far are #15, #24, #25, and #37. They will complete the project with #27 and #29.

The siding replacement project is three quarters of the way completed. Buildings #'s 13, 15, and 16 have been completed. They are currently on #14, with #17 to follow. Mother Nature has not cooperated very well with this project,

but Robert Miszkin's crew has forged on with great success.



K&M Painting has also run into the rains. They have completed building #13 and are currently working on building #16. They are confident that they will meet our dead line of July 31<sup>st</sup>. It can't rain forever!



D.S. Benoit will be back to repair more sidewalk areas again this year.

## COMMUNITY ANNOUNCEMENTS!



The Annual Summer Outing will be held on July 18<sup>th</sup> at 5:00 pm until 9:00 pm! All residents are welcome! If you would like to bring a guest, please fill out the attached form on the back of the Newsletter and bring to the office. Please let Nancy Stimson at 781-749-0827 know if you will be bringing a salad or desert.

### Coffee Social



The coffee social for the 2009-2010 seasons will begin on Thursday, September 10<sup>th</sup>. Coffees are held every other Thursday. All Hingham Woods residents are welcome. Join your neighbors for coffee and refreshments.

## WORDS FROM THE BOARD



### SUMMER GREETINGS:

The Calendar says it is 'SUMMER', but....no sunshine, lonely life guards at the pool, sad-faced Kevin, the painter....only the grass is happy!

We, your BOARD, are ready for all the summer activities and projects. At our last meeting, we welcomed our newest board member, Susan Ackermann.

The Annual Summer Outing will be held on Saturday, July 18<sup>th</sup> and Chef Neil is planning some new entrees. We look forward to seeing you all there at 5 pm for happy hour and 6 pm to start eating.

As many of you know, I am not selling my condo....have rented it to a longtime family friend who is getting married in September. A

great plan for all concerned.

I can never write this piece without thanking both Brenda and Bob for their hard work and dedication. They are the ones that keep our boat sailing smoothly.

Hopefully by the time you all are reading this, the sun will be shining.

Happy Summer,

Nancy and the Board

### BOARD MEMBERS



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

### TRASH



It is very important that

unit owners do not place furniture, appliances, grills, (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. If you have furniture that needs to be disposed of, please contact the office and we will assist you in your disposal process. 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.

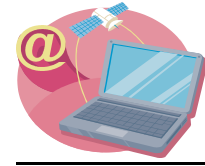
Please try and be mindful of where you place your



recycling items.

If you notice any unlawful trash dumping please call the office immediately.

### 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)

### POOL



THE POOL IS OFFICIALLY OPEN FULL TIME. HOURS WILL BE 10AM TILL 7PM. PLEASE CHECK FOR THE FLYING OF THE GREEN FLAG AT THE OFFICE SIGN. THE FLYING OF THE FLAG WILL INDICATE EXTENDED POOL HOURS ON THAT DAY.

AS ALWAYS, YOU MUST HAVE YOUR SWIPE CARD WITH YOU IN ORDER TO GAIN ACCESS TO THE POOL. THIS HELPS US KEEP OUT UNWANTED GUESTS!

## 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 July 13th, 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  
Dept #1123  
PO BOX 4121  
Woburn, MA 01888-4124



## 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.
  - 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 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.

### MANAGERS NOTES



I AM HOPING THAT BY SENDING OUT THIS "SUMMER" NEWSLETTER THAT WE ACTUALLY MAY SEE SOME SIGNS OF SUMMER.. IT HAS BEEN A VERY RAINY MONTH OR TWO, WHICH IN TURN HAS SLOWED DOWN SOME OF OUR PROJECTS A BIT. I AM CONFIDENT HOWEVER THAT WE SHOULD STILL BE CLOSE TO OUR FINISHING DATE OF JULY 31<sup>ST</sup>. OTHER THAN WEATHER, ALL OF OUR PROJECTS ARE LOOKING GOOD. WE ARE ALSO BEGINNING THE CENTER ISLAND PROJECT. I HAVE TRIED TO MAKE THE FRONT ENTRANCE HAVE A MORE APPEALING LOOK TO IT WHEN YOU ENTER THE PROPERTY. THIS YEARS SPRING FLOWERS WERE THE BEGINNING OF WHAT I HOPE IS A CONSTANT COLOR SHOT WHEN YOU DRIVE INTO THE PROPERTY. I AM ALSO LOOKING FOR SOME VOULUNTEERS THIS FALL TO PLANT SOME BULBS THROUGH OUT THE PROPERTY. THEY ARE SOMETHING THAT WILL ONLY NEED TO BE DONE ONCE, BUT WILL BRING US COLOR EACH AND EVERY SPRING!

AS ALWAYS, I WELCOME ANY AND ALL SUGGESTIONS AND REQUESTS TO HELP KEEP HINGHAM WOODS A GREAT PLACE TO LIVE!

BRENDA MCKEON  
SITE MANAGER

### STAFF

Brenda McKeon  
On site Manager

Bob Lowe  
Maintenance  
Superintendent

# HAPPY

