

Hingham Woods

Winter Issue

SPECIAL POINTS OF INTEREST:

- **Winter Preparations**

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WINTER PREPARATIONS

The winter months are upon us and we would like to take the time to remind residents of a few important items.

Thermostat settings must be set at a minimum temperature no lower than 55 degrees.

Firewood needs to be stored at least 6 inches from the building and delivery trucks are not allowed on the lawns.

Outside lighting is not allowed, this includes balconies, patio areas, trees and shrubs. This can be a potential electric shock hazard which can be a hazard to the Association.

Fireplaces must be cleaned

and inspected before use in the winter months. August West has been fair to many owners in the past.

Skinner Overlook will once again be handling our snow removal again this year.

Please remember to move your vehicle to a guest spot when they are working in your cluster and to return your vehicle to its spot when they have completed the area. This will help speed up the clean up process.

Ice melt buckets are available at each hallway and townhouses do have a container.



Happy Holidays!

Please do not throw out the containers when they are empty but kindly call the office and we will refill it for you.

If we all work together things will go smoothly. We can hope for no snow too!

VENTING UPDATE

We continue to work on venting to the attics. This has been a major undertaking that will help minimize the ice dams on the buildings that resulted in damage to many units this past winter.

We do plan to paint the trim around these vents but may have to schedule this in the spring.

We do realize that some residents have expressed concern about the sound of rain on the

vents. I have spoken with Lackey about this issue and am told that the benefits of the vents far outweigh the noise during rain storms. They will look into ways of buffering them if at all possible.

PROPERTY PROJECTS

2012 will bring with it some new projects for Hingham Woods. Along with the regular cycle of siding, hallways and painting we will be introducing Attic Work, Tree Work and Lighting.

We will be developing a course of action to improve the attic areas to help minimize the ice dam build up on the buildings. We will also be working with a tree company to trim the trees closest to the build-

ings as a first phase of tree work. We hope to make this a three year project in order to get the trees to a point that they can easily be maintained. This is only the first phase and will focus on building clearance and safety first.

We will also be working on replacing the exterior lighting on each of the buildings. Our hope is to improve the look of the lights and be more energy efficient.



The Board has also voted to purchase two benches for the property so residents can sit while out on their walks. Look for the new benches come spring time.

The manner of giving is worth more than the gift!

A MESSAGE FROM THE PRESIDENT

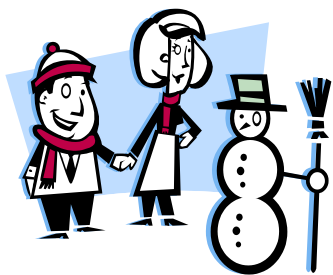
While our unseasonably warm weather may make it difficult to get into the holiday spirit, it certainly has helped the progress of our ventilation project which should wrap up soon. The attic inspection by Bob is finished and I want to thank those owners with attics for their cooperation in allowing Bob access. The results of the attic inspection will be reviewed by the Board

to determine what steps need to be taken to further reduce heat loss and ice dams.

I hope everyone had a good Thanksgiving with family and friends and am looking forward to seeing you at our Holiday party on Sunday December 11th. Please let Amy know if you plan to attend so that we can get an approximate

headcount for the caterer. We've decided to use Hart Brothers, our summer party caterer, for a selection of interesting hot and cold hors D'oeuvres. As always, we welcome dessert contributions from residents.

I wish you all a safe and happy holiday season...preferably with very little snow!



IMPORTANT DATES TO REMEMBER

Meetings

Executive Board Meetings are held on the second Monday of every month. Our next meeting is scheduled for Jan 9th.

Open Unit Owner Meetings are held every other month in the Clubhouse at 7PM. The next open meeting will be help January 9th.

Coffee Social

The next coffee social will be held on December 1st at 10:00 am in the Clubhouse. Come meet your neighbors and enjoy coffee and refreshments

Holiday Party

Come join your neighbor's for a holiday party December 11th from 5pm until 8pm in the Clubhouse. Hors D'oeuvres will be served and dessert donations are greatly appreciated.



REMINDERS

Hot Water Heaters

In order to help limit the risk of a leak that could damage your own unit but also your neighbors, hot water heaters and dishwashers and washing machine hoses should be check periodically.

Gutters

Although we clean the gutters out annually, should you notice yours is clogged please call the office and we will have it addressed.

Vent Cleaning

Please remember to have your duct work cleaned periodically. Not only does it help appliances run more efficiently it is also a huge safety issue for the buildings

Bus Stop

For safety of those cars pulling out on to Beal's street we kindly ask that those waiting at the bus with their children park behind the mailbox to allow cars the visibility they need to pull out

safely.

Maintenance Requests

Please contact the office at 781-740-1608 if you have a maintenance request. If it is after hours and you have an emergency please contact the service number at 617-221-1000. Please remember this is for emergency requests, all others can be left on the office's answering machine.

UPDATE FROM THE OFFICE

As I approach the one year mark here at Hingham Woods I want to take a moment to thank everyone for their patience this past year. The year has been marked with many hurdles for me to overcome, both professionally and personally. These hurdles have made me more

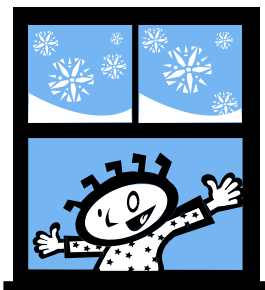
committed then ever to providing you with the best service possible .

I still struggle trying to remember everyone's names and what unit they live in but I am working hard at this. Please continue to be patient with me on this one, as there

are 277 of you to remember and only one of me. I will get it soon.

I would like to wish everyone a very happy and healthy holiday season. May we have a very peaceful winter season, with a lot less snow then last year!

Learn from yesterday, live for today, hope for tomorrow!



A happy and healthy New Years to all.

BOARD MEMBERS AND STAFF

Board Members

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

Staff

- Amy McGrath
On Site Manager
- Bob Lowe
Maintenance Superintendent

*Have a safe
And Happy
Holiday
Season!*