



HADLEIGH WOODS GAZETTE

January 2024

www.hadleighwoods.org

Volume 183



Hello All,

Hope you all had a good holiday season. Many thanks to the Christmas Tree Committee for the beautiful decorations around the property and the well-attended tree decorating party with Carol leading the caroling and piano playing. Also, thanks to Carol and Linda for leading the carolers around the property recently.

In the upcoming months, the Board will be working on a variety of projects that will include:

- Roof Cleaning to remove mold and staining.
- Drainage Issues
- Inspection and Cleaning of Water Storage Tank in the Pump House.
- Crack Filling of driveways and roads
- Sealcoating of driveways
- Tree trimming in the front yards and other Common Areas
- Painting and staining projects
- Repairs and maintenance of the irrigation system

These projects are included in the budget dependent on the stabilization of labor and materials costs. The Board will keep you updated on the justification of these projects and the costs, as it receives quotations.

The Board wishes to thank Suzanne for her work on the Board and for producing the Gazette for many years. Pat S. has volunteered to produce the Gazette going forward. Thanks Pat.

Just a reminder from Reni, our Treasurer, that the monthly fee will be \$330 as of January 1, 2024

Please feel free to contact me or any other Board member with any questions or concerns. Thanks.

Gene



Property Management of New England

Dear Homeowners,

I hope your holiday season is going well. As we still await the first big snow fall of the season, we all know it's coming. I recall a winter back around 2015 when we had light snow for a couple months and then got walloped for the whole month of February. We have the New Year to look forward to and the new Board members will be in place as we welcome back Gene and Richard. As always, we will be following a schedule of events throughout the year to keep the Board on track with "Important Dates". I have posted them below. They will look familiar as I post them in the annual meeting packages. It's great to see owners taking advantage of changing their windows and getting ahead of the problems that can be caused by older windows. Owners are replacing about 30 windows in December and January. The deck staining contractor will start the season in 2024 with Hadleigh Woods as his dance card was very full and could not complete the list, he was given in 2023. The best part of winter is planning for the spring. Stay safe out there and enjoy the joy of the season.

HADLEIGH WOODS – IMPORTANT DATES

January – Get CD passbooks updated.
February - No Data.
March – Complete Taxes.
Internal Audit – Budget/Finance Committee.
Gazette Reminder.
Flower Planting.
April – Clean catch basins (every 3 years).
Have Hampstead blow out water lines before sprinklers are turned on.
Review Landscape dates.
April 15 – Spring cleanup and sand removal.
April 20 – Pre-Emergent crabgrass application.
April 22 – Mulch application.
May 15 – Plow damage repairs completed.
June – June 30th Pruning and trimming.
Eastern Propane Contract Review – 2014, 2019, 2020 (renegotiated).
Annual Meeting: Choose date in August.
July – Hold semi-annual meeting. (Annual meeting moved to August).
Quotes for insurance.
Select Nominating Committee.
September 30th – Pruning and Trimming.

August 11th – Insurance renewal
September – Send insurance cover sheet to all residents.
October - Pick a date for annual meeting (Meeting date moved to August)
X # of days before annual meeting send out notice.
October 15th – Blow out sprinkler system.
November – Annual Meeting (Meeting moved to August)
Appoint Board/Committees: Landscape, Budget & Finance Water System, Welcoming Committees.
November 30th – Fall Cleanup.
December – Do new Certificates of Authority for the new Board Members.

Sincerely,
Ken Foley, NextGen

Food for Thought

Cozy Comfort Food: *MUSHROOM STEW*

INGREDIENTS:

3 TBL. olive oil	2 TBL flour
1 small yellow onion, diced	1/4 cup balsamic vinegar
1 cup carrot, sliced	2 TBL soy sauce
1 cup celery, sliced	1 lb very small yellow potatoes
1 lb. mushrooms, sliced	1 cup split red lentils, uncooked
6 garlic cloves, thinly sliced	15 oz. can tomato sauce
2 tsp thyme	3 cups vegetable broth
1 tsp oregano	2 bay leaves
1/2 tsp sage	salt & pepper to taste

DIRECTIONS:

1. Heat oil in a large pot over medium heat.
2. Add onion, carrot, celery, and a few pinches of salt & pepper. Cook 8-10 minutes, stirring occasionally.
3. Add mushrooms, garlic, thyme, oregano, and sage. Cook 3-4 minutes, stirring frequently.
4. Add flour, cook 1-2 minutes.
5. Add balsamic vinegar & soy sauce.
6. Add potatoes, lentils, tomato sauce, broth, and bay leaves. Cook to just below boiling over medium-high heat, stirring occasionally.
7. Reduce heat; simmer 10-15 minutes or until potatoes are fork tender. Season with salt & pepper. Remove bay leaves and garnish with parsley (optional).

Makes 6 servings.

CARBS=49g PRO=10g FAT=5g FIBER=8g SODIUM=1188 mg CALS= 250.

This is a great idea for anyone wanting a new idea for the cold winter days coming. The recipe came from the November Costco Connection brochure.

Note:

One of the most flavorful stews I've had in a long time.

I used 2 TBL Worcestershire instead of soy sauce to reduce the sodium by 346 mg/serving. And regular lentils & chicken that I had available.

I used corn bread instead of the suggested mashed potatoes or bread.

Claudette



FIND the WORDS

resolution – ski – boots – chairlift – vacation – skating – chocolate –
snowflakes – planning – primary – president – gym – icicle – reflections

R	H	I	C	H	O	C	O	L	A	T	E	B
E	O	A	A	B	L	O	S	K	I	F	T	Y
C	H	P	I	S	V	A	C	A	T	I	O	N
M	I	L	O	T	P	U	M	K	L	L	A	N
L	D	A	L	O	O	N	A	M	W	R	O	S
E	A	N	O	O	I	T	E	T	A	I	N	R
Y	Y	N	U	B	N	K	N	A	T	A	A	O
R	F	I	O	M	Y	E	E	U	W	H	A	B
A	A	N	Y	T	D	S	L	A	I	C	T	R
M	E	G	Y	I	L	O	K	P	N	E	E	A
I	O	K	S	S	S	I	H	I	T	E	A	H
R	B	E	A	E	I	C	T	O	E	D	F	L
P	R	D	R	G	N	I	T	A	K	S	U	R
P	A	R	I	L	Y	C	E	T	T	I	S	A
C	O	C	K	E	Y	L	R	S	F	E	O	E
V	O	R	E	F	L	E	C	T	I	O	N	S
F	S	O	R	F	A	K	K	U	N	A	H	T

At our annual meeting, due to technical problems, I was unable to give a full overview of our new **HadleighWoods.org** website. Here in a nutshell is what you will see and find there.

About Us – Gives a brief description of who we are, our land, buildings, association, committees, and past activities.

Activities – Photos of our 2023 Christmas in August, Wasabi Steak House dinner and our 4th Annual Christmas tree event.

Condominium Documents – Our Declaration document, Schedule C, RSA-356-B-1, etc. These can also be downloaded.

Entertainment – Wholesome entertainment such as performances of the NH Philharmonic Orchestra, activities at LaBelle Winery and Tupelo Music Hall in Derry, and the Methuen Music Hall.

Gazettes – All of the 2023 issues of the Gazette.

Home – Community profile and demographics of Windham, etc.

Insurance – Copies of our insurance coverage.

Our Water System – the ins and outs of the pump house.

The irrigation system – what days of the week and times of day that they operate.

Water Shutoff Locations – underground shut off locations for each unit.

Septic System – Proper care and use of the septic system and locations.

Unit Owners – List of our Board of Directors, Management Company, Budget information (password protected), Neighborhood list, Gardening and Decorating Guidelines.

Air Conditioning – Useful information regarding A/C units.

Responsibilities – Description of unit and list of who is responsible for what. Also, canine guidelines.

Service Providers – Companies we use as association and as unit owners.

Water Heater – Useful information about care and maintenance or water heaters.

Pets – send us your pet photos

Useful Information – Research on alternative energy and Radon information.

We have other items of interest in the works and would welcome your input or suggestions to make our website even better.

Richard and Dawn