



HADLEIGH WOODS GAZETTE

August 2024

www.hadleighwoods.org

Volume 190



Hello All,

Here are some projects to be completed:

- Painting of the column bases at the front entry as needed. This project is “on” again as the manufacturer of the bases has discontinued production. We will try to schedule a time when volunteers can scrape and paint the bases and the weather is cooperative (No Extreme Heat).
- Replacement of mailboxes, flags, posts, and crossmembers as needed. (A survey indicated a variety of repairs and replacements). This project will be completed with volunteers. Specifically, by the Mail Box Queen (Gene) and anyone else who wishes to assist.
- Bulkhead Painting: We have engaged a painting contractor to paint the remaining bulkheads that were not painted last year. We will wait until later in the summer as it has been too hot to paint these metal surfaces.

Other Items:

- We are working on the renewal of the Landscaping & Snow Removal Contract. There are a lot of details to review. We anticipate a 5% increase in the contract. There was no increase in 2024 from 2023. Our lawns are obviously in need of a lot of water. We irrigate all areas twice a week but without rain on a consistent basis this is not enough. There were over 50 repairs, adjustments, and replacement sprinkler heads installed to the irrigation system this year to try to insure maximum water coverage on the lawns As the water for irrigation is treated in the Pump House with salt (For controlling or softening

the minerals in the wells), we really cannot increase the frequency of the irrigation cycles without potentially contaminating our wells which occurred many years ago with Well #1. We have investigated the cost of separating the irrigation system from our water system and found that the cost would be prohibitive.

- We received quotes from HUB (our insurance broker) for all our insurance policies for the rest of this year to August 2025. No major increase in cost is expected. We are working on a few details to finalize the process.
- Attached to the Gazette is the annual letter from HUB regarding the Master Policy, Deductibles, and your policy with regards to the HO-6 coverage. HUB has offered to be onsite if there are several Owners who have questions (This a two-sided document. Please turn the page over).
- We received a three-year Certification From “HUD” that qualifies the Association for Reverse Mortgage Financing for current Owners. There was no cost to the Association except for the time needed in assembling the required documents. As a benefit we will receive an extra \$200K of fidelity bond coverage. Please feel free to contact me with any questions.
- Please mark your calendars for an Open Board of Directors Meeting on August 3rd at 11 AM at the Pump House Parking lot. A luncheon will follow at 12:30 PM. **See attached notices.**
- Thanks.

Gene

From Richard:

Two jokes for a change:

The day after Independence Day, I was on the golf course behind some elderly men waiting to tee off.

The starter, making small talk, asked one of the men,

"So, how's your Fourth been?"

The man shook his head and said, "He's Dead. He's not playing."

"Sometimes I just sit and admire the gray in my husband's beard, how distinguished it's becoming, and think, "I did that!"



Property Management of New England

Dear Homeowners,

It's August already. How did that happen? It will be good to see all of you at the open outside meeting on August 3rd. Another quick year in the rearview mirror. Fortunately for Hadleigh Woods with six months behind us, there have not been any catastrophic events at the property as can happen from time to time at condo associations. Events around the country such as disasters in Florida over the last couple of years have led to increased insurance premiums for all. This has been standard practice as we will all remember the ice dams in this region in the north a few years ago. The folks down south also paid for all our claims in the long run. Now it is our turn. The Hadleigh Woods policy wasn't affected much even in the renewal which is a testament to low claims and buildings that are in great shape. Hopefully, the rain in the coming week will green things up. It's been a great run of weather, but it is time to green things up. See you all soon.

Sincerely,
Ken Foley,
NextGen



FIND the WORDS

Happiness – Perseid – Meteor – Purple – Heart – Pompeii – Volcano

Atomic – Bomb – Loch Ness – Monster – Gold – Rush – School

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Eating Well

MEDITARRANEAN SPINACH BURGERS

A friend enjoys Meatless Mondays and shared this recipe a few weeks ago.

1/4 c olive oil
1 garlic clove, minced or pressed (ok to use more)
1 tsp oregano
1 cup bread stuffing or breadcrumbs
10 oz frozen spinach (thawed and drained)
1/2 cup feta cheese (fat free, reduced fat or full fat)
2 eggs

Mix all ingredients together in a large bowl. Form 8 patties. Bake @ 350 for 20 minutes in a baking pan with sides lined with parchment paper.

1 patty: Carbs = 12 g, Pro = 7g, Fat = 6-10.5 g, Cals = 130-168, Sodium = 336 mg, Potassium = 157mg

I did a slight variation using 1/2 cup gluten free breads, 2 TBL Almond flour and 2 TBL oatmeal and fresh spinach that was sauteed in 2 TBL olive oil and 1 tsp garlic powder and 1 tsp minced onion.

This variation increased the fat grams by 2.5 and 20 more calories/patty.

These were very easy to make and bake.

Refrigerate for up to 5 days to be able to reheat in the microwave for 2 minutes on power level "8".

Can be frozen.

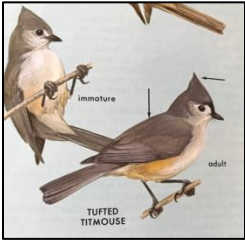
Tasty too.

Claudette

Tufted Titmouse



A small, gray, mouse-colored bird with a tufted crest. Its flanks are rusty.



Tufted titmouse is common in Eastern deciduous forests and a frequent visitor to feeders. The large black eyes, small round bill, and a bushy crest gives these birds a quiet but eager expression that matches the way they flit through canopies, hang from twig-ends, and drop into bird feeders. When a titmouse finds a large seed, you'll see it carry the "prize" to a perch and crack it with sharp whacks of its stout bill. Tufted titmice prefer sunflower seeds but will eat suet, peanuts and other seeds (berries, acorns and beech nuts). They will eat mainly insects in the summer (caterpillars, beetles, ants, wasps, stink bugs, spiders, and snails).

They hoard food in Fall and Winter, a behavior they share with many of their relatives, including chickadees. The storage sites are within 130 feet of the feeder. They only take one seed per trip and usually shell the seeds before hiding them.

Nesting:

They build nests in holes and cavities left by woodpeckers. They line the inner cup of the nest with hair from old nests (raccoons, opossums, mice, woodchucks, squirrels, rabbits, pets, and yes even human hair!!!)

Clutch size:

3-9 eggs

Number of broods: 1

Incubation Period: 12-14 days

Tufted titmouse pairs do not gather into larger flocks outside the breeding season. Instead, most remain on the territory as a pair.

References:

Peterson Field Guide
All About Birds

Elaine G.