

February 2019 NHOA Newsletter

Hi Neighbors,

We extend our condolences to the family of Robert Mange who passed away on January 11. Bob's wife, Jan, continues to live in our community.

I said in one of our recent newsletters that 2018 was probably one of the worst years weather wise in many years. Wet, cold Spring; dry, hot summer; and then a very wet and cold fall. I was glad to say goodbye to 2018.

SOOO what happens the first month of 2019 -- we get what amounted to a near blizzard. This caused all kinds of issues in our community. While we had some issues, for the most part you all lived with the deep snow until we were able to get it under control. Thanks for your patience.

We have a nice group of activities coming up in February thanks to Linda's hard work. Please try to attend some of them. If you need a ride let us know and we'll arrange one for you.

Message From the Board

The members of the Board thank the residents who were patient during the major snowstorm we had in January and who expressed their appreciation for the work done by ForeverGreen to clear our roads, driveways, and sidewalks. Below is information provided by Mac Lawrence at Lawrence Management in response to questions from some of our residents.

"First of all, Forevergreen (FGL) was onsite over the weekend. They plowed roads and drives initially on Saturday and overnight. The heavy snow and drifting made it a very difficult storm for them. They have since been back to perform additional storm clean-up on the roads, drives and walks. We understand that there are a few areas of walks that have not been completed and that information was forwarded to FGL for their follow-up and completion.

The parking lot by Bistro 83 and the other retail businesses is plowed by a different contractor. As commercial facilities, they are on a different type of contract regarding snow removal as to time and their plowing trigger point.

Residential plowing contracts are developed on a 2 inch trigger and the contractor schedules are based on typical 2 to 4 inch snowfalls. Anything in excess of 5 to 6 inches creates an overload for the contractors and they are then on a schedule where they visit their properties at least one time each 12 hours. In addition, storms like this that continue more than a day are hard to deal with as the plow and walk shoveling crews need to be given rest time between their work sessions. They cannot physically work straight through for 36 to 48 hours or longer.

Most contractors have separate crews for plowing and for walks and they may not be working on a property at the same time. Roads are done first followed by drives. Walks are typically last as access to and from units is possible through the garages.

When there are walks immediately adjacent to streets, the walks may be buried in the plowed snow from the roads and not cleared.

Owners should not attempt to clear their own snow. They do so at their own risk. If there is a resident who needs the ability to leave the property due to working as a first responder or other vital situation our office (Lawrence Management) should be advised so that we can notify the contractor and have that address handled with priority.

This was the first major snow of the year, in fact, the first big snow in the past three seasons. It is unfortunate that the first snow had to be a big storm as there is considerable turnover in the crews and as I am sure you are aware, there is a learning curve with every property.

In summary, the average cost to plow a drive, clear the walks and plow each owner's share of the streets and parking lot is around \$15.00 per visit. This is based on the past year's contract and assumes an average year will have 16 – 18 snow events.”

Did You Know?

The Northborough HOA Annual Meeting is scheduled for April 9, 2019, at 7:00 p.m. at the clubhouse. All residents are encouraged to attend.

During this winter season, it is important to remember that there is no parking allowed at the end of the roadways at any time. These areas need to be kept open because this is where the snow plow pushes snow from the roadways. Hopefully the warmer weather that's on the way will melt a lot of the big piles of snow that we have!

When our community was deeded over to us from the builder several years ago, the NorthBorough Homeowners Association established responsibilities for a management company, a board of directors, and residents. The responsibilities were developed in order to keep our community operating smoothly. If you have questions about what each group is responsible for, see pages 2 and 3 in the NorthBorough Homeowners Association HandBook—Rule and Guidelines.

If you have an issue or concern, please share it with Mac at Lawrence Management. He can be reached at (440) 937-2800 or MLawrence@lawrencemanagement.com. Mac will address the issue/concern and share it with the board members as appropriate. Please do not reach out directly to board members; this will delay you getting a response.

Social Activities

Thanks to everyone who participated in the social activities in January. We enjoyed a visit to the Cleveland Art Museum (thanks to Janet Rizzuto for coordinating) and an evening of song with Forever Plaid at the Workshop Players.

Below is a list of activities that are being planned for February and March. Please let Linda know if you have any questions.

February 5 – Ladies Lunch at Arabica Bistro. There will also be an opportunity to do a little shopping after lunch! Meet at the clubhouse at 11:00 a.m. Please sign up at the clubhouse on the bottom of the February calendar outside the exercise room.

February 12 – Men’s Breakfast at City Diner. Meet at the restaurant at 8:30 a.m.

February 12 – Line Dancing at the clubhouse at 6:00 p.m. John and Pat Churavy will give us our next lesson. You don’t need a partner; just come and have fun!



February 19 – Men’s Poker at the clubhouse at 7:00 p.m.

February 20 – Monthly Potluck. The theme is Italian. Please sign up on the sheet on the counter at the clubhouse.



February 26 – Men’s Breakfast at City Diner. Meet at the restaurant at 8:30 a.m.

February 27 – Monthly dinner at Fujiyama in Avon at 6:00 p.m. The sign-up sheet is on the bulletin board outside the exercise room. Please sign up by February 22.

March 14 - Lunch at Ziggy’s in Amherst at 12:00 p.m.

March 16 – “Charlotte’s Web” at Workshop Players at 7:30 p.m.; we’ll go to dinner before the show.

Stay warm!

Dave Meeks
President of NHOA