

HADLEY FARMS COMMUNITY 2023 NEWSLETTER- FALL

www.hadleyfarms.org

THE HADLEY FARMS HOMEOWNERS' ASSOCIATION BOARD:

The role of the **volunteer** board is to provide oversight of community manager ABARIS Realty and disseminate the policies and procedures for the HFCA.

The mission of the HFCA is “to protect, preserve and enhance the quality of life of the people and value of property owned by the members individually and collectively.”

Calendar Reminders:

- Board Meeting – 7 p.m. every 4th Tuesday of the Month. See hadleyfarms.org for attendance options.
- Trash Pickup - Every Tuesday and Friday
- Recycling - Friday (***unless a week with a government holiday - then Saturday***)
- **2023 Bulk Trash Pickup – Saturday, October 14th**

WELCOME TO THE HADLEY FARMS COMMUNITY:

The Board would like to welcome new neighbors to the Hadley Farms Community.

VOLUNTEERS NEEDED:

Committees are organized to perform a variety of functions. All committees are currently staffed below the minimum threshold to act as a committee within the community by-laws.

Volunteers are desperately needed to participate in the following committees:

- Pool Committee, Landscaping Committee, Architectural Committee, Social Committee, Communications Committee

The charters for the various committees are available on the www.hadleyfarms.org website under “Documents”.

Many hands make light work. If you can contribute any time to any of these committees, please contact Abaris with your name, address and contact information. A board member will reach out to you. We’d love to work with you.

ARCHITECTURAL GUIDELINE UPDATE:

The architectural guidelines were written when Hadley Farms was formed in the late 1980’s. The board is in the process of updating the guidelines including color samples. Any community member that can volunteer a couple of hours to provide support would be appreciated.

HADLEY FARMS SWIMMING POOL:

The 2023 Pool Season is now over. What did you think of Winkler as a pool company? We’d like your feedback. There are still improvements to be made, especially regarding the adherence to pool rules and empowering lifeguards to enforce the rules. Let’s get a strong pool committee to help that happen in 2024.

INSPECTIONS/MAINTENANCE

The board is grateful to all the homeowners that take extra care to ensure their home is maintained. Inspections will start again soon, so now is that

time to ensure final improvements are complete before the cold weather. Some items that homeowners should be checking on, especially with winter approaching, is pruning, removing deadwood from trees, cleaning gutters, ensuring roofs, siding, trim, windows, doors, etc., are in good repair to prevent damage that may otherwise occur due to winter storms and weather. As a reminder, if you are replacing any exterior components or changing the color scheme, approval must be granted by the Board prior to making any changes.

HAVE YOU SIGNED UP YET?

Most communications from the HOA are now electronic. We encourage every homeowner/renter to enroll for e-mail blasts through www.hadleyfarms.org.

ADDITIONAL INFORMATION:

- **PARKING:**
 - Visitor spaces in our community are for individuals that are not residents but visiting a resident. Please understand that vehicles not properly licensed to the specific car are subject to being towed.
 - If you are parking in front of a fire hydrant or blocking the road so that emergency vehicles cannot easily get access down the road, your car is not their worry. It may get damaged or towed.
 - The Community Center parking lot is closed to cars after dusk. The no parking after dusk rule will be enforced. There has been drinking and littering of beer cans noted.
- **RECREATION:** We are happy to see so many people using the basketball and tennis courts. The HOA has invested to improve the quality of the surfaces and the tennis court fence. The tennis court is not for dogs please.
- **TREE WORK:** Over the next several years we are working to remove any dead and/or possibly dangerous trees. You may see the Davey Tree Co. performing this work.
- **COMMUNITY CENTER RENTALS:** The Community Center is available to rent to members of the Hadley Farms community. If you are interested in hosting an event, please contact Abaris Realty.
- **RECYCLING AND TRASH BINS:** Recycling and trash bins are not to be kept in the front of your home. Please keep them put away as much as possible. Recycling containers are available through the county. Reminder: Plastic/Glass and Paper cannot be co-mingled, and Styrofoam is not accepted.
- **DUMPING:** There is no dumping of lawn clippings, tree branches, Christmas trees etc. around the edges of the community.
- **POTHoles:** Reminder that all potholes and deteriorating road surfaces in Hadley Farms should be reported using MC311 online service. The more people addressing our road concerns the better.
- **WE LOVE YOUR POOCH – BUT NOT THE POOP:** You are required to pick up after your dogs. Please use a trash receptacle for disposal.

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