

PINE VALLEY NEWS

A Newsletter for the Residents of
Pine Valley Plantation Cooperative Corporation

A Retirement Community

281 Chauncey Walker Street, OFC 30

Belchertown, Massachusetts 01007-9611

Telephone 413-323-7206

<http://www.pinevalleymobilehomepark.com>

Volume 31- No.5

May 2018

President— Dick Kelleher - 531-9630
Treasurer —Barbara Kelleher— 262-9499
Secretary— Cathy Vancour—323-0106
Directors—
Arvilla Reed - 323-6030
David “Dave” Garrison—323-7420
June Kimball—323-7463
Mike Sanuita—323-1170
Norm Angers— 237-3347
Jim Dowling - 213-0202

Park Administrator - Jeff Plant
Office Manager— Linda Bessette
Office Assistant - Carolyn Hurt
Maintenance Department
Lincoln Paine
Mark Dalve
Brian Leeman, Chief Water Operator

Committee Chairs:
Civil Defense - Arvilla Reed 323-6030
Architectural—Mike Sanuita 323-1170
Membership—Karen Soderstrom 213-1059
Pets—Larry DeCondio 530-8783
Government Affairs - Carla Dell’Olio 323-0239
Nominating—Andrea Stadnicki 323-8551
Beautification—Jan Thomas 323-6709
Bereavement Committee — Dick & Barbara Kelleher
Sunshine Ladies—Bonnie Messier & Karen Soderstrom
Librarians— Shirley Lander & Andrea Stadnicki
Activities & Events — Dick & Barbara Kelleher
Finance Committee— James Dowling 213-0202
Bingo— Bob & Karen Soderstrom 213-1059
Cards— Joyce Perkins 323-5922
Post Lights—Dan & Joan Tourigny 213-0803
Sales Team— Andrea Stadnicki/Mike Sanuita/Norm Angers
Rules Committee— Ann Hawthorne 323-1089

PVP Newsletter Editor— Cathy Vancour (Lot 274)

Email: vanfam8@gmail.com

Office Hours: Mon—Fri - 8:00 am—4:30 pm

PARK EMERGENCY NUMBER 1-413-364-7206

MANOR IS OPEN EVERY DAY FROM 8:00 AM—9:00 PM

BELCHERTOWN POLICE DEPARTMENT 413-323-6685

NATIONAL GRID EMERGENCY # TO REPORT OUTAGE 1-800-322-3223

President’s Corner

As everyone is aware, solicitation is not allowed in Pine Valley Plantation. Unfortunately, scammers posing as competitive energy suppliers have entered our community. Their objective is to obtain

information about your bill and other personal information to commit identity theft. These people can be pushy, whether soliciting door-to-door or over the phone.

How can you tell if it's scam?

The scammer may threaten to shut off your utilities, be advised energy companies cannot shut off your utilities without providing you with reasonable notice. Also, if someone asks you to wire money or purchase a prepaid card or want your credit or bank account numbers, especially over the phone, you can be certain, it is a FRAUDSTER.

What should you do?

Contact the Belchertown Police Department immediately. Then contact the PVP Office so staff may escort these people out of our community. We are our own best security.

It is important to note that competitive energy suppliers must be licensed by the Massachusetts Department of Public Utilities, their website is: <https://www.mass.gov/orgs/department-of-public-utilities>. If you think you have been a victim of bad business practices, file a complaint with the Department of Public Utilities.

Lottery Scams

Imagine getting a call from someone who says they work with the government. They inform you that you have won the lottery! All you have to do is pay a small processing fee to collect your winnings.

This is what most lottery scams sound like, and sadly many consumers become victims to this crime. A Cape Cod woman was recently indicted for defrauding consumers out of thousands of dollars as part of a lottery scam. These scammers will claim you need to pay the taxes upfront or a "processing fee" before you receive your winnings. Remember, you can't win something that you did not participate

in! - If someone contacts you to participate in a foreign country's lottery, or notify you that you've won the lottery in another country, be warned! It is illegal to participate by phone or mail in a foreign lottery!

Fake lottery schemes cost consumers thousands of dollars. If you believe you are a victim to a lottery scam, file a complaint with the Federal Trade Commission, and contact the Massachusetts State Lottery, the Attorney General's Office and the Belchertown Police Department.

If you have questions, go right to the experts, contact the Office of Consumer Affairs and Business Regulation by calling the Consumer Hotline at (617) 973-878 or toll-free in MA (888) 283-3757. Monday through Friday, from 9:00 am – 4:30 pm. Follow the Office on Facebook and Twitter, @Mass_Consumer. The Baker-Polito Administration's Office for Consumer Affairs and Business Regulation along with its five agencies work together to achieve two goals: to protect and empower consumers and to ensure a fair playing field for Massachusetts businesses.

Our Beautification Committee Members and Maintenance staff are working diligently to clean up after the difficult winter and plant lovely flowers, PLEASE BE AWARE OF THOSE WHO ARE ON THE ROAD, DRIVE SLOW AND BE RESPECTFUL.

The PVP website is brand new! We will be having our calendar of events and homes for sale on this site! Please check it out and give the office your thoughts and suggestions.

Changes to the By-Laws:

"Section 12. Shareholders' petition to have the By-Laws, rule changes or proposed capital expenditures placed on the agenda for consideration at the annual meeting. The Board of Directors shall include any requested change in the By-Laws of the Corporation or in the rules and regulations of the Park on the agenda of the Annual Meeting Providing that a petition signed by the holders of not less than ten (10%) percent of all the shares entitled to vote at

an annual meeting, is received by the Corporation not less than 45 days prior to the Annual Meeting. Section 12A. All requests submitted in writing to the Board of Directors for an article to be placed on the agenda for the Shareholders Annual Meeting may be placed on such agenda by vote of the Board of Directors.”

Dick Kelleher, President

COMMITTEE REPORTS:

a. Membership - Karen Soderstrom -

Maria Pelligrini Lot 19 - owned by Paul Barber

Gretchen VanEmburch Lot 184 - owned by Susan Miskovsky

Joseph (Mike) Jones Lot 261 - owned by Alan DiLuzio

Phone calls to the board were made and the committee is now asking for full board approval for these applicants. June made the motion, seconded by Arvilla to accept these new members. Motion carried unanimous.

b. Pets - Larry reported all is well with the pets in the park. He did receive a call regarding pets in the camper area and not cleaning up. He went there Tuesday at 3:30 pm and the maintenance guys had been there and done a great job of cleaning the area up. He would like to request having signs made up “Pick up after your dog” to be posted in problem areas. He would also like to see a sign up at the pond that reads “Caution Animal Crossing” to alert people to watch for geese, turtles, etc crossing the road.

c. Sunshine Lady - Bonnie Messier and Karen Soderstrom - Going good. Please call them if anyone knows of someone who can use an uplift.

d. Beautification - Jan Thomas - This is now their busy season. She asked that we all be

careful when driving around as they sometimes work close to the sides of the roads. Safety vests have been issued to the Beautification Committee to wear while working near the road.

Speeds bumps will be installed after the street sweeping. Cathy stated that she thought that in a previous board it was voted to put a certain amount of money into the budget each year to be able to purchase additional speed bumps. Dick would ask that we ALL SLOW DOWN, and take your time. The Canadian geese have hatched, let’s drive slowly not to injure any goslings or our neighbors who enjoy walking on the street.

e. Nominating Committee - Andrea Stadnicki - Nothing to report.

f. Social Activities - Barbara Kelleher - Art Auction was a boatload of fun. Mother’s Day Breakfast is coming up. Tag Sale and Picnic this summer they could use help with these anyone interested in serving on a committee let her know. Tag Sale date June 16th.

g. Bereavement Committee - Barbara Kelleher - There was one held this past month. There were plenty of volunteers and the family was very appreciative and impressed by all the help that was afforded them. There was extra food left over which the family did not want to take home so the committee was able to put together 14 meals which were distributed to individuals throughout the park. One particular person was touched deeply by this thoughtful gesture.

h. Librarian - Shirley Lander and Andrea Stadnicki - Everything is fine. Shirley stated she will be participating in a walk for Lou Gherig’s Disease in honor of David Bergeron. Information is available in the office.

i. Government Affairs - Carla Dell’Olio - not here.

j. Card Games - Joyce Perkins - not here.

k. Bingo - Karen Soderstrom - Very excited

they have new people coming and the “snow bunnies” are coming back. The door in the kitchen was not only left unlocked but was wide open and the microphone was left on. Dick will look into this.

l. Finance - Jim Dowling - Everything looks very good. All questions were answered adequately by Barbara.

m. Post Lights - Dan and Joan Tourigny - 11 lights are out.

n. Sales - Andrea Stadnicki, Mike Sanuita and Norm Angers - 3 homes were sold last month, with a potential of 6 in the next month or two. Sales are picking up again. Next Open House May 19-20. Anyone interested in being a greeter please contact Andrea or Mike.

o. Architectural Committee - Mike Sanuita - Thanked Mr. & Mrs. Griswold for locking up the wire across the road to the compost pile to keep others from entering there. It is open from 8 am to 8 pm each day. Mike stated that if you see anyone you don't think should be in the park near the pond(s) call the police. If teenagers are in the park unaccompanied by a shareholder they should not be here.

p. Rules Committee - Ann Hawthorne - Dick spoke with Ann and she will get her committee together to review the rules, by-laws and proprietary agreement to be sure that they are all in agreement and say the same thing.

q. Committee Coordinator - Barbara Kelleher - Anyone interested in helping on any committee please contact Barbara.

r. Civil Defense - Arvilla Reed - Nothing at this time.

s. Newsletter Editor - Cathy Vancour - Anything you would like to have in the newsletter please get to her by Sunday afternoon.

14. Secretary's Report - Thank you from the Belchertown Senior Center for the donation in memory of John Davenport.

Note from Paul Barber (former lot 19A) thanking the Board, Office Staff and Maintenance Crew for all their hard work making PVP the wonderful place it is.

Lot 117 Mr. President - You can't get rid of lice until you get rid of mice. They are eating wires And causing havoc and some people are allowing them to reproduce. Love of animals.
“Unsigned”

PLEASE REMEMBER

NO BIRD FEEDERS IN OUR YARDS



Please remember there is to be no feeding of any wildlife, especially the bears. As the weather warms up our wildlife also are waking from their winter slumber, please be careful as you walk around the park in the early mornings and at dusk, as you may run across some of these creatures.

BEAUTIFICATION COMMITTEE

Hi everyone! If you would like to help with some projects please contact Jan Thomas at 413-323-6709. Thank you.



HOMES FOR SALE

Our Sales Team have plenty of people looking for homes here at Pine Valley -- and a good selection of homes to offer. If you are thinking of selling, please call our sales office and meet with Andrea, Norm, or Mike to discuss the process. Pine Valley receives half of our competitive 5% commission rate. Why use an

outside realtor, when we have buyers, and a fabulous sales team who live right here.

Our sincere thanks to those who have chosen to use our salespeople to sell their homes. That action has greatly helped us balance our budget without increased monthly fees.

Our Next Open House will be held on Saturday and Sunday May 19th - 20th. If you know of anyone looking to downsize and would like to move to PVP please share this opportunity with them. Our sales team will be more than happy to help out.

MARK YOUR CALENDARS:

Upcoming Pine Valley Events that you won't want to miss ...

PVP Game Day – Canceled

Downstairs at the Manor

Come on out, and have some fun with friends & neighbors. Michigan Rummy, Scrabble, Dominoes, Rummikub (so much fun!), Phase 10, and lots more. Come alone, or bring a friend. (Non-PVP residents are welcome, too!)

Learn a new game (we are patient teachers ...) or play an old favorite, without leaving the park.



MOTHERS' DAY BREAKFAST

Our 3rd Annual
Mothers' Day Breakfast

will be on Saturday, May 19 this year, because the planners have a wedding to attend on the day before Mothers' Day.

That day is also Armed Forces Day, so we will be celebrating both our Moms, and our veterans, and those who have family members currently serving in the U.S. armed forces.

We'll be serving up the usual Breakfast Buffet fit for a Queen (or Staff Sargeant) -- with the addition of Quiche, thanks to a couple of new cooks who have joined our team. Scrambled eggs, bacon, sausage, breakfast potatoes, pancakes (blueberry & plain), French toast, Fresh fruit and homemade danish, plus 4 different juice choices, and, the Quiche!

All for \$6!! It's an event you won't want to miss! Tickets are on sale at the office.

TAG SALE

Saturday, June 16th is the date PINE VALLEY'S 2nd ANNUAL TAG SALE. From 9:00 a.m. to 3:00 p.m. Any resident who wishes can set up their own tag sale, on their lot. A map will be printed up, with addresses of all participants, and handing out that day, at the "Welcome Station" at the Manor. We will, once again, be selling hot dogs, bottled water, and popcorn, for \$1 each. Hamburgers will be added, this year, for \$1.50 or \$2.

As we did last year, traffic will be handled with one-way streets for those six hours. More information will be provided, as we get closer to the date. Meanwhile, now is a great time to start your Spring Cleaning -- Designate a box (or more) to "Tag Sale", and get to work! If you don't think you have enough to sell, invite a friend to bring their stuff over, and spend the day with you. The more, the merrier!!

Last year, the park came alive, as people took to the streets, sat out in lawn chairs, and browsed the many tag sales (there were over 65 private sales throughout the park!!). In the Manor parking lot, we sold out of hot dogs 3 times (quick trips to Stop & Shop to replenish). We were delighted to see so many Pine Valley neighbors stop by to pick up lunch.

Everyone who stopped, on their way out of the park, raved about the Best Neighborhood Tag Sale EVER!!

We can't wait to do it again this year! Mark your calendar for June 16, and join the fun!!

NEIGHBOR TO NEIGHBOR

Please continue to watch out for each other.

Hiring Outside Contractors?

If you are having work done by outside contractors, please be sure to give them your street name as well as your lot number. It can be very confusing for those who do not live here to find your home. Also be sure they check in at the office when they first arrive.

From the desk of: James Dowling

Learn from yesterday, live for today, hope for tomorrow. The most important word in retirement is the noun Choice.

Above all do not appear to others what you are not.

Life is a flower of which love is the honey.

Have a heart that never hardens, a temper that never tires and a touch that never hurts.

Life without love is a like a tree without blossoms or fruit.

Experience shows us that love does not consist in gazing at each other but in looking together in the same direction.

WATER SAVING IDEAS

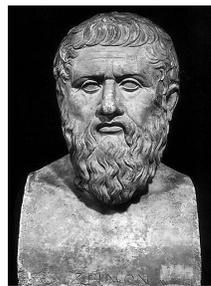
Help us get our water usage numbers down by reporting any water concerns to the office.



Jim Dowling is asking for any and all water conservation suggestions you may have to be sent to him and he will put together a list to share with everyone.

Did you know that even when the new well is up and running we should still be very concerned about conserving this natural resource? Let's all do our part!

Quotations from Plato:



Plato (born 428/427 BCE, [Athens](#), Greece—died 348/347, Athens), ancient [Greek](#) philosopher, student of [Socrates](#) (c. 470–399 BCE), teacher of [Aristotle](#) (384–322 BCE), and founder of the

Academy, best known as the author of philosophical works of unparalleled influence.

“The greatest wealth is to live content with little”

“Courage is knowing what not to fear”

“Necessity is the mother of invention”

“Ignorance is the root and stem of all evil”

I believe so strongly in the truth of this last statement that I don't use the work evil anymore. When people do harm, I think of them as having acted out of ignorance.

Thank you, Jim Dowling for this food for thought.



WATER TREATMENT

In order to comply with DEP regulations, we are currently on temporary treatment, until the permanent treatment system is completed, some time this Spring. This is to ensure that our water remains free of contaminants.

Water will continue to be tested on a monthly basis, as it has in the past. Any questions regarding water can be directed to our Administrator, Jeff Plant.

SHREDDING DAY at Pine Valley:

At Thursday night's meeting, we announced that we would be having a Park-Wide Shredding Day for all shareholders and residents. However, when we got the prices, it turned out to be cost-prohibitive (\$450 for a minimum of 3 hours).

As an alternative, we have purchased a heavy-duty, commercial shredder for the office, for a one-time purchase price that is less than the cost of one shredding day. It will be available, year-round, for all shareholders to use, and can be rolled into the card room, or library, for secure destruction of all your unwanted paper documents. Check in at the office during regular office hours to use the shredder.



Spring Clean-Up

It's that time of year, again, when people take to the outdoors. It's a great time to check your home's "Curb Appeal". Do you have peeling paint? Are your shrubs out of control? Are there items being stored under your carport? Are there corrugated



plastic panels on your carport that have yellowed with age (or the sun)?

Pine Valley Plantation is one of the most beautiful mobile home parks in New England, and it is, in no small part, because of the rules that have been in place, for over 30 years, that keep it that way.

Help us take pride in our beautiful location by tending to any issues that have cropped up around your home, that might make it less than perfect.

Over the next few weeks, our Administration, Maintenance Team, Directors and Officers will be driving around the park, taking note of blatant rules violations. Letters will be sent out, requesting that they be addressed within a specified time, and we will follow up on them.

If you, as a shareholder, notice something that we might have missed, please let us know, in writing, and we will address it, as well.

Let's all do our part to keep Pine Valley Plantation beautiful, especially during this wonderful season of Spring!

(Don't forget to check with the office for larger projects).

SERVICE ANIMALS AND EMOTIONAL SUPPORT ANIMALS

At the monthly meeting there was much discussion about service dogs vs emotional support dogs, more specifically dogs at or under our weight limit vs dogs who are over the weight limit. Here is some information direct from the ADA National Network website - Full information can be seen at <http://adainfo.us/serviceanimalbook> .

SERVICE ANIMAL DEFINED BY TITLE II AND TITLE III OF THE ADA

A service animal means any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Tasks performed can include, among other things, pulling a wheelchair, retrieving dropped items, alerting a person to a sound, reminding a person to take medication, or pressing an elevator button.

Emotional support animals, comfort animals, and therapy dogs are not service animals under Title II and Title III of the ADA. Other species of animals, whether wild or domestic, trained or untrained, are not considered service animals either. The work or tasks performed by a service animal must be directly related to the individual's disability. It does not matter if a person has a note from a doctor that states that the person has a disability and needs to have the animal for emotional support. A doctor's letter does not turn an animal into a service animal.

Examples of animals that fit the ADA's definition of "service animal" because they have been specifically trained to perform a task for the person with a disability:

- Guide Dog or Seeing Eye® Dog¹ is a carefully trained dog that serves as a travel tool for persons who have severe visual impairments or are blind.
- Hearing or Signal Dog is a dog that has been trained to alert a person who has a significant hearing loss or is deaf when a sound occurs, such as a knock on the door.
- Psychiatric Service Dog is a dog that has been trained to perform tasks that assist individuals

with disabilities to detect the onset of psychiatric episodes and lessen their effects. Tasks performed by psychiatric service animals may include reminding the handler to take medicine, providing safety checks or room searches, or turning on lights for persons with Post Traumatic Stress Disorder, interrupting self-mutilation by persons with dissociative identity disorders, and keeping disoriented individuals from danger.

- SSigDOG (sensory signal dogs or social signal dog) is a dog trained to assist a person with autism. The dog alerts the handler to distracting repetitive movements common among those with autism, allowing the person to stop the movement (e.g., hand flapping).
- Seizure Response Dog is a dog trained to assist a person with a seizure disorder. How the dog serves the person depends on the person's needs. The dog may stand guard over the person during a seizure or the dog may go for help. A few dogs have learned to predict a seizure and warn the person in advance to sit down or move to a safe place.

Under Title II and III of the ADA, service animals are limited to dogs. However, entities must make reasonable modifications in policies to allow individuals with disabilities to use miniature horses if they have been individually trained to do work or perform tasks for individuals with disabilities.

Other Support or Therapy Animals

While Emotional Support Animals or Comfort Animals are often used as part of a medical treatment plan as therapy animals, they are not considered service animals under the ADA. These support animals provide companionship, relieve loneliness, and sometimes help with

depression, anxiety, and certain phobias, but do not have special training to perform tasks that assist people with disabilities. Even though some states have laws defining therapy animals, these animals are not limited to working with people with disabilities and therefore are not covered by federal laws protecting the use of service animals. Therapy animals provide people with therapeutic contact, usually in a clinical setting, to improve their physical, social, emotional, and/or cognitive functioning.

HOUSING:

The Fair Housing Act (FHA) protects a person with a disability from discrimination in obtaining housing. Under this law, a landlord or homeowner's association must provide reasonable accommodation to people with disabilities so that they have an equal opportunity to enjoy and use a dwelling.⁸ *Emotional support animals that do not qualify as service animals under the ADA may nevertheless qualify as reasonable accommodations under the FHA.*⁹ In cases when a person with a disability uses a service animal or an emotional support animal, a reasonable accommodation may include waiving a no-pet rule or a pet deposit.¹⁰ This animal is not considered a pet.

A landlord or homeowner's association may not ask a housing applicant about the existence, nature, and extent of his or her disability. However, an individual with a disability who requests a reasonable accommodation may be asked to provide documentation so that the landlord or homeowner's association can properly review the accommodation request.¹¹ They can ask a person to certify, in writing, (1) that the tenant or a member of his or her family is a person with a disability; (2) the need for the animal to assist the person with that specific

disability; and (3) that the animal actually assists the person with a disability. It is important to keep in mind that the ADA may apply in the housing context as well, for example with student housing. Where the ADA applies, requiring documentation or certification would not be permitted with regard to an animal that qualifies as a "service animal."

From Mass.gov website:

Mass. Attorney General

Under "Reasonable Accommodation," page says in part: " **M.G.L. c.151B** may require that an owner modify his/her "no pets" policy as a reasonable accommodation for a person with a disability who requires the use of a service or emotional support animal because of the person's disability."

NEWSLETTER ADS

Do you know someone who has a business that would appeal to the "Over-55 Crowd"?

We still have a few ad spaces in our newsletter, at a very reasonable advertising rate. For just \$50 (for a 1" x 4" ad) or \$100 (2" x 4" ad) per YEAR, a business owner can reach over 500 people every month.

Advertising Agreements are available at the office, and can begin as soon as our next issue!

These ads bring added income to Pine Valley, so pass this opportunity along to your family and friends -- or those you do business with. They'll appreciate the information!

From Cathy Vancour, Secretary

As I come to a new phase of my life, retirement effective May 31, 2018, I would like to thank all the Board Members, who I

have served with over the past 7 years. It has been a pleasure and an honor to serve with you. To work along-side of you to help Pine Valley Plantation continue to be the best kept "secret" in Massachusetts but to also help remove the "secret" and make it the best mobile home park in the state where people are "flocking" to move to. I have enjoyed my association with great people who truly have the best interest of all in mind as discussions were had and decisions made. They weren't always easy discussions or decisions, but I can assure everyone that they were made ultimately as a united Board. As we move forward and leave the area, I will always have a special place in my heart for PVP. So many good memories of the park activities, All-You-Can-Eat Breakfasts, Pizza Party, Movie Nights, Game Night, Tag Sale Saturday and the summer Picnic. Meeting others out walking their dogs, stopping to chat, saying hello in the mail room. Thank you to one and all for your friendships. May you continue to be the friendly, wonderful community you are and maybe when we come back to PVP to visit we can have a meeting at the Pavilion!! May God bless and keep you all!

With fond memories,
Cathy Vancour