

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 Email: office@pvpcop.com
<http://www.pinevalleymobilehomepark.com>

Volume 31- No.6

June, 2018

President— Dick Kelleher - 531-9630
Treasurer —Barbara Kelleher— 262-9499
Secretary—
Directors—
Arvilla Reed - 323-6030
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

To list your home with our Sales Team – Call 413-668-6989
PVP Newsletter - Submit any items to the office for inclusion
Email: office@pvpcop.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

This month, let's celebrate Pine Valley - and what a great place it is to live!

Our Tag Sale on Saturday once again brought people out and about - enjoying their

neighbors, and nature's beauty here in our wonderful community. Greeting people, both residents and visitors, brings to light just how lucky we are to be shareholders here. During the day, some of our newest residents chatted with "old-timers" under our dining tent -- everyone so happy

to be here. All day, we heard comments from outside visitors on what a beautiful setting we have, and what a surprise it is, to those who have never ventured in. Many expressed an interest in moving here some day.

We are told of negative comments that are overheard at the mail room, or 'through the grapevine', but the vast majority of opinions expressed to us and others are positive. Most people, like us, love it here.

However, there is a lot of work that goes into maintaining a big, beautiful park such as ours. Our Maintenance Staff can do only so much, with a limited number of hours in a day. Our Beautification Committee works in the heat, sun, wind and rain to keep our flowers and scenery brilliant. Our many volunteers lend a hand when there is an event, to bring residents together and our community closer.

Our Office Staff works tirelessly on the day-to-day financial and logistical running of Pine Valley. Our Officers and Directors have many necessary discussions and decisions, to keep us going in the right direction.

Summer is upon us, which means that Fall won't be too far behind. Before we know it, October's annual meeting will be here. This beautiful community of ours needs bright, talented shareholders, with a positive attitude, who are willing to step up and pitch in. Now is the time to consider filing nomination papers to run for our Board. The position of Secretary is in dire need of filling. There are big decisions to be made in the coming months and year. Would your knowledge and insight prove to be a valuable contribution?

"Many hands make light work." is a centuries-old proverb that still holds true today. Please lend your hands (thoughts, ideas and efforts), and help us to stay on the right path, going forward.

Thanks, and have a safe, happy Summer!

Dick Kelleher, President

WASHING of Homes

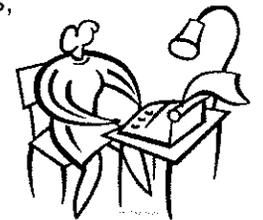
At Thursday night's meeting, the Board voted to reinstate the policy of allowing the washing of up to ten homes per



week. We have prices from two outside power-wash companies. If you are interested in getting a quote from them, call the office for their numbers, or stop in for their business cards. They are both offering a reduced rate when ten or more residents sign up with them. We are keeping a list at the office, and will send that list to them when we have ten. The company will then contact the resident personally.

WANTED: SECRETARY FOR BOARD OF DIRECTORS

Requirements: Must be able to attend, and type up minutes of, Board meetings, both monthly and special closed meetings, as well as the annual meeting. Position would start immediately, and would run through the annual meeting on October 7, at which time a vote will be taken to fill the position for the following year. The Secretary receives a salary of \$75 per month.



The monthly newsletter has been done by the previous secretary, but is not a requirement for this temporary interim position.

Hello
Summer



COMMITTEE REPORTS:

- a. Membership - Karen Soderstrom -
14. Committee Reports -

Robert & Nancy Womboldt Lot 515 - owned by Rose Methot

Gretchen Van Emburg Lot 184 - owned by Susan Miskovsky

Henry & Joan McManus Lot 95 - owned by Crystal Demers

David Champiney & Cindy Cortis - owned by Frances Genereaux

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 Mike to accept these new members, Motion carried unanimously.

b. Pets - Larry reported that all is well with the pets. He has requested a sign to remind those who have dogs to be a responsible pet owner and pick up after your pet. In addition, it may be necessary to review the rules on pets and note any revisions that may need to be made or added.

c. Sunshine Ladies - Bonnie Messier and Karen Soderstrom - all is good. Please call if anyone knows of anyone in need or who may need a lift in spirits.

d. Beautification - Jan Thomas - very busy this time of year. Jan gave a report of the flowers that have been removed from the mail-house area. It appears that the flowers are being plucked from their original planting area.

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

f. Social Activities - Barbara Kelleher - the PVP tag sale will be on Saturday, 6/16/18. Hot dogs and hamburgers will also be for sale. Movie nights will be suspended until the fall due to lack of attendance.

g. Bereavement Committee - Barbara Kelleher - No events this past month.

h. Librarian - Shirley Lander and Andrea Stadnicki - everything is fine in the library. Shirley will be

selling some duplicate books on behalf of the library at the tag sale for .50. All proceeds to be for the library.

i. Government Affairs - Carla Dell'Olio - no report.

j. Card Games - Joyce Perkins - New players are always welcome! If you don't know how to play Pitch, we will teach you.

k. Bingo - Karen Soderstrom - the bingo committee would like to see more people attend. It is great to see new faces and meet new people!

l. Finance - Jim Dowling - there was a question on the duplicity of the checks written for the retirement. This is a data entry error and will be corrected along with a copy of the bank reconciliation so that the finance committee may review both.

m. Post Lights - Dan and Joan Tourigny - 8 lights are out.

n. Sales - Andrea Stadnick, Mike Sanuita and Norm Angers - the sales office has been very busy. There has been interest in another open house, dated to be determined.

o. Architectural Committee - Mike Sanuita - there have been many home improvements to the lots with new driveways and new sheds along with deck improvements.

p. Rules Committee - Ann Hawthorne - The committee has been charged with reviewing the rules/bylaws/proprietary Lease so that all will be consistent.

q. Committee Coordinator - Barbara Kelleher - Anyone interested in helping out with any social event will be greatly appreciated. Please contact Barbara or leave a message with the office.

r. Civil Defense - Arvilla Reed - No report.

s. Newsletter Editor - Anything you would like to have in the newsletter please submit to the office by Sunday afternoon.

14. Secretary's Report - No correspondence this month.

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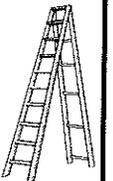
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SOCIAL EVENTS:

Our **Mothers' Day Breakfast** was a great success! Those who attended enjoyed our usual (fabulous) fare, plus Quiche and hot, homemade yeast rolls. Breakfast at Pine Valley is always a treat. Don't miss the next one, which should be Breakfast with Santa in December. But, you never know when the mood will hit us to cook up another delicious morning feast. Be sure to watch the newsletter for any surprises!

PARK-WIDE TAG SALE - Saturday, Pine Valley was again bustling with people walking, driving, and even bicycling around, checking out all the sales at over 50 different homes throughout the park. We served burgers and dogs all day, with cold drinks, and even sweets and snacks. Proceeds will be used for a future Activities Fund project (maybe a community pavillion??). Many thanks to our volunteers (Director Jim Dowling, and Sheila & Donnie [our neighbors from lot 118] for their valuable help). We haven't heard, but hope our sellers did well again this year.

PINE VALLEY PICNIC

If you would like to help us plan and facilitate the Picnic this year, please call the office and leave your name. It's



traditionally held on a Saturday in August. The date will be chosen at our first Picnic meeting. Last year, we provided burgers, dogs, grilled chicken, beverages, and delicious, homemade salads and desserts, for only \$6 per person. This year we'd like to include summer games. We'll need plenty of volunteers, so please consider lending a hand.

Our first Picnic meeting will be held on Wednesday, June 27th at 6:00 p.m. in the Community Room (downstairs in the Manor). We hope you'll join us!

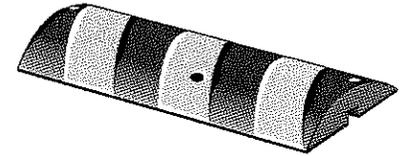
SHREDDING at Pine Valley:

If you would like to use the shredder for disposing of personal documents, call the office to make an appointment. We are limiting use to 15 minutes per shareholder, per day, in fairness to others. Please call the office for available dates and times, and to make an appointment.



They're Baaaack!

Everyone's favorite sign of Spring is back at Pine Valley -- Our lovely Speed

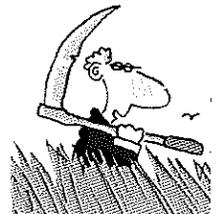


Bumps. Some love them ... Some hate them ... But they are a necessary feature on our streets, because of those residents, visitors and even delivery drivers who just can't seem to abide by our 15-mile-an-hour speed limit. For safety's sake, we have to slow them down somehow. The (sometimes annoying) speed bumps do the job. If you are one of the offenders, please slow down on ALL streets, not just those with the bumps!

Spring Spruce-Up

In last month's newsletter, residents were asked to take note of rules violations and eyesores on their property, and to take care of them, to maintain the beauty of our Park.

Members of our Administration, Maintenance Team, Directors





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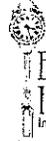
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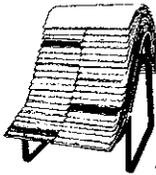
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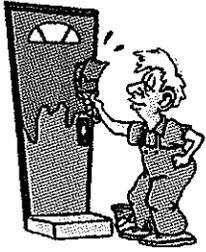
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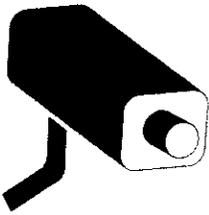
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and Officers have driven around the park, taking note of blatant rules violations. Letters have been sent out, requesting that they be addressed within a specified time. If you received a letter, please attend to the situation promptly. We are in the process of following up on these violations. (For larger projects, don't forget to check with the office, and fill out the proper form.)



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. (If you have given a notice to the office, and it hasn't been addressed yet, please bear with us, and re-submit it. It's been a very busy season.)



*"Smile!
You're on
Candid Camera!"*

Yes, there are surveillance cameras in place, and going up around Pine Valley - in response to property thefts in the past few months. It's a necessary precaution, that is common in businesses and communities everywhere (including Belchertown).

Rest assured, none are arranged to invade anyone's privacy or personal space.

HOMES FOR SALE

Our Sales Team has been extremely busy showing and selling homes here at Pine Valley -- and there is still a good selection of available homes. 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. Also, when you use an outside realtor, our sales team can't include your residence when taking buyers around to choose their new home.

Our sincere thanks to those who have chosen to use our salespeople. The commissions help us meet Park expenses without increased monthly fees.

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!

PLEASE REMEMBER

NO BIRD FEEDERS IN OUR YARDS

Please remember there is to be no feeding of any wildlife, especially the bears. A "Mama Bear" and her new, baby cubs have been spotted in the area. While it might be a thrill to spot them, they are wild animals, and can be very dangerous when they get "up close and personal". Keep our residents safe, and don't attract them to Pine Valley. They're hard to get rid of, once they settle in.



From the Administrator's Desk

June 2018

Well Readings

Our well readings for the month of June were over the DEP limits on well # 1, 2 & 4

2nd Quarter Leak Detection

We are currently performing our 2nd quarter leak detection to hopefully bring our water usage number back to within the limits set for us by the DEP.

We ask all shareholders to take notice of water pressure lost within the last three months that is still happening on a daily basis. Please notify the office with a detailed description of your situation, such as pressure loss at all water outlets or just the kitchen sink, etc.

Water Main Shut Off Valves

Beginning next week we will be performing the bi-annual exercising of all water main shut off valves. This procedure is done by all public water suppliers, to document which, if any emergency isolating or repair isolating water main valves are performing properly. During this two-three week testing period you may notice a temporary interruption of your water service, along with some discolored water for a temporary period. If you notice discolored water in your residence, run your water until the color appears normal again. The water technician will work with the office personnel to try to notify everyone via Robo call if possible.

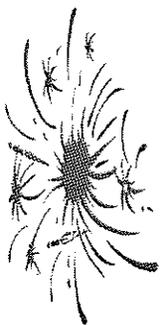
Speed Bumps and Signs

The seasonal speed bumps were installed on 6/13/2018. The locations were agreed to by your Board of Directors, after reviewing complaints filled out in writing to the office, and observing these areas monthly. Please remember the speed limit throughout the park is 15 MPH. There are new signs on order for several areas of the park, for many different conditions. Some of these conditions include improper sizing or reflectiveness. We are aware that some intersections are missing stop, and or street signage. These inquiries are being addressed and will be remedied soon.

House Washing

After many discussions with our Board Members and our water service technician, we are hoping to allow home washing ASAP. This will be allowed at only 10 homes per week, and registration through the office prior to doing so. If you decide to use a company that brings their own water, please notify the office as well.

HAPPY 
FATHER'S
DAY! 



July 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Rubbish Today Cards Tonight 6:30 pm	3	4  Office Closed Today	5 Board of Director's Meet Tonight 6:30 pm	6	7 Cards Tonight 7:00 pm
8	9 Rubbish Today Cards Tonight 6:30 pm	10 Bingo Tonight 6:30 pm	11 <i>Finance Committee meet Tonight</i>	12	13	14 Cards Tonight 7:00 pm
15	16 Rubbish Today Cards Tonight 6:30 pm	17	18	19	20	21
22	23 Rubbish Today Cards Tonight 6:30 pm	24 Bingo Tonight 6:30 pm	25	26	27	28 Cards Tonight 7:00 pm
29	30 Rubbish Today Cards Tonight 6:30 pm	31				

