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Established 2006

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Edition 177

September 2024

THE MEDVIL MESSENGER

COMING ATTRACTIONS

11 September

*Learn about
Mediterranean eats!*



*7 September
Chicken BBQ Picnic*



*14 September
Meat Bingo*

SEE CALENDAR FOR MORE INFO!

BOARD NOTICES

FROM THE TREASURER

Thanks to the Board of Directors and the Finance Committee for their help in getting next year's budget ready for the membership meeting on 11/2/24.

The budget requires that the monthly lot fee be raised from \$500 to \$510. This is due because of the large increase for the water budget which by itself should raise the rent by \$20. But due to lower real estate taxes and lower electricity costs we were able to do an offset.

There will be a Help Sheet in the annual meeting packet that explains each income and expense item. Be sure to open your packet that will be delivered in October prior to the meeting so you may be ready if you have any questions.

Also note that there is a required Census Form in the packet to be completed that you can turn in at the meeting or at the office.

I'm looking forward to seeing you at the annual meeting.

Irene M. Gagne
Treasurer



ANNUAL MEETING 2024 TIMELINE

November 2 – 8:30 AM
Derryfield Restaurant
Registration starts at 8:30 AM

Meeting runs from 9:00 AM to Noon

September 13 is the deadline for all proposed changes/additions to by-laws and rules. Please make sure your proposed changes/additions are in the format of a rule and not just suggestions.

PLEASE MAKE EVERY EFFORT TO ATTEND THIS MEETING. If our quorum is not met, we won't be able to conduct any business that requires a vote (e.g. budgets, new board members, etc.) A quorum is two thirds of Medvil's eligible voting households, one vote per household.



Staffing for the second maintenance position has been a struggle for a long time. Don, who has been here less than two years, has

had no fewer than four people in that position. Very difficult position to fill because of the varied skills. IE: If your skill level is snowplowing and carpentry you have no liking for picking weeds for hours or picking up trash every week. The sign at the entrance has been our best method of at least attracting candidates, so the search continues as many applications are received, but few qualified based upon work and salary history. We are not alone; most businesses are finding it difficult to find quality workers.

Infrastructure issues we are addressing: Donald Drive front entrance culvert needed replacement and that is finished. This was a town mandate as the culvert was not working as intended and was about 40 years old--it's original. The water

main coming in on the east side of the community has not been used to service the community for years as the west side main has been able to service the whole community, however, our not being able to use it prevents us from isolating leaks and providing service for half the community when there is an issue on the other half of the community. The system needed several repairs to make it routinely operable, which is underway. A new meter, new backflow preventer and shut offs are being installed in the next week or two and that should help as we try to isolate water leaks in the future.

As you may have heard, there is a large grant available to cooperatives across the country as part of the PRICE ACT congress passed last year. Len Stuart, Frank Boudreau and I are a committee working our way through the extensive process of applying for several million dollars for infrastructure needs with aging septic systems and aging water lines. With that application comes a fair amount of due diligence for us to qualify. One will be an income survey of our residents. This is a double-blind survey (meaning there are double precautions that no person can be identified with their survey. You will be receiving information on this, and this could mean substantial revenue for our community to save us from major repair/replacement costs in the future, saving us all rent increase to cover these costs. Our 40-year-old infrastructure is due for some updating.

Events committee request of the board was passed: 30 x 40 concrete pad for picnic area to accommodate clean area for tables and place to cover and store them in the winter. This will be paid for by your support of the events committee events each month. Our hope is that this will help keep the picnic tables from rusting out from being on the ground and we can possibly have a tent on the area for the summer to accommodate bad weather events. Again, all cost will be borne by the earnings the committee has had over the past ten years or more.



A deteriorating electric pedestal was replaced without service interruption to other homes, as was the case in the past. The plan is to again start pedestal replacements on an as-needed basis, but to be pre-emptive so as not to face issues in the winter. Pedestals on the west side are not protected as well but have lasted nearly 40 years.

This has been a very busy year so far and thanks to Don, it has gone quite seamlessly for the residents, with a lot of dedicated hard work on his part. Thanks to all of you for your patience and support as we navigated some minefields along the way. Get out and enjoy this fall weather while it is here.

Kim Capen
Operations Director



THE AMBASSADOR PROGRAM IS BACK

The Ambassadors are back and will be hand delivering your newsletter beginning this month.

If there are any questions you can contact Sue Soule or Joyce Wilson by leaving a message on the Medvil Cooperative telephone (603-497-4440, ext. 0) and they will get back to you.

Everyone is receiving a paper copy of the September newsletter because we are also delivering the NH Community Loan Fund Income Survey; you'll find a letter explaining the reason for the survey and how to return it to the NHCLF inside the survey envelope.

Our list of those individuals who prefer the electronic version of the newsletter is outdated so if you prefer your newsletter via email, please send an email to medvil@comcast.net with the subject line **Newsletter by Email**. Even if you were on the list before, you must send another request.

GENERAL NOTICES

USED INK & TONER CARTRIDGES

Staples allows us to bring up to 30 used cartridges monthly for \$2 each. This is \$60/month we can use towards office supplies. There is no expiration date.



Keep them coming!!



If you, family or friends work for a company who discard their ink & toner cartridges, please ask them to save them for Medvil.

Just place them in the bin below the shelf to the left in the DDC mailroom.

MONDAY NIGHT CRIBBAGE CLUB

A reminder that the Monday night cribbage starts on 9/2 to play for fun & learning at PLC from 6:30 pm to 8 pm. Anyone interested in joining the group should arrive by 6:15 pm. We play until the end of March and there is no cost.

Contact Irene Gagne at 603-622-1869 if you plan on attending or if you have any questions.

COMMITTEE NEWS



Contact Irene Gagne at
603-622 1869

CommitteeMembers—

We are a committee of six and we are looking for more members. Call Irene if you would like to



attend our next meeting on Tuesday, 6/25 at 1:30 PM at DDC.

Monthly Pool – The winner on 7/1 was Dolores Daoust for \$250 and for 8/1 it was Dan Daigle for \$247.50 as we were unable to find another player at the last minute. All numbers are being played with a guaranteed winner. There is one resident on the wait list but we would like to have more. Numbers can come up at the last minute. **Call Irene to place your name on the list.** It's only \$5/month and you can play more than one number.

Purchases – We purchased the upgrades for the beauty salon as well as a new fountain for the pond.

Yard Sale 10/5 – We are accepting items for the 10/5 yard sale.

We are also looking for volunteers to help set up on 10/3 and 10/4. Irene will be contacting prior volunteers but there is always a need for more.

If you're moving out, moving in, remodeling, etc. give us a call. We are willing to help you rid yourself of unwanted items. If you want to donate your leftover items from the community yard sale on 6/8, contact Irene to make arrangements for drop off (preferably) or pick up.

However, we do not take electronics, TVs, large

Please do not place any items in the mail houses or the libraries.

Consignment Store – All the items from the 5/17 drop off at the consignment store were sold. Another drop off was done on 8/8 with 19 items accepted. As of 8/17 they have sold ten items.

Ideas Needed – You don't have to be a committee member to give us ideas for fundraising or projects

to use our funds for the benefit of the Medvil community – call Irene with any suggestions.

Irene Gagne

EVENTS COMMITTEE



Here's what's coming up in September from the Events Committee:

Wednesday evening, September 11, Marilyn Mills will be here to talk about **Mediterranean Eats.**

Marilyn is a Registered Dietician, Licensed Dietician, and Certified Diabetes Educator with Hannaford. There will be recipes, giveaways, and coupons for ingredients. This event will be at PLC Upper, and the time is 6:00 – 7:30PM. Please note that because this is a free event, it is only open to Medvil residents. Attendees must sign up ahead of time at the reception office.

Meat Bingo is happening on Saturday, September 14, from 1:00 – 3:00PM, DDC Lower Level. No sign up is necessary. All you have to do is bring some money and a sense of humor!



The Reception Office at the Donald Drive Clubhouse is open Monday – Friday, 10AM – 2PM. After hours, there's a sign-up sheet outside the office, which you can complete and place in the envelope, along with your check, and put the sealed envelope in the locked box just above the sign-up sheets.



The Events Committee thanks you in advance for your attendance at these and all future events.

Karen Kirkpatrick



RESOURCE COMMITTEE

The Resource Committee has not changed anything. The Resource Committee Senior Discounts informational packets helping seniors with fuel and electric assistance, USDA program, various websites to check out, and much more are available at the Donald Dr Clubhouse Mail Room.



Dorrie Kossuth



REAL ESTATE COMMITTEE

The Medvil Real Estate statistics from July 16, 2024 through Aug 20, 2024: 2 showings, 2 Purchase and Sales pending, 1 closing and 0 new listings.

The Real Estate Committee does not have set monthly meetings. We meet on an as-needed basis.

If you are thinking of selling your home, the first step is to fill out the Intent to Sell form. This form can be found on our website at: [medvilcooperative.com](https://www.medvilcooperative.com). **The Intent to Sell can be filled out online and printed, then dropped off at the Board Office for the Office Admin, in the mailbox on the wall by the door 30 days before listing your property.** The second step is to locate a realtor. Please consider letting Medvil Real Estate help you sell your home. Sales benefit Medvil community.

Medvil RE Committee - 603-384-2819
Website: www.medvilcooperative.com Homes for Sale

Dorrie Kossuth, Chairperson

A MESSAGE FROM HELPING HANDS

When I started this group, it was with the understanding that the volunteers would operate with anonymity and with only my phone number shared as a way to ask for assistance.

After five years of helping residents with their temporary needs, we are suspending our assistance. Several volunteers have expressed concern after residents have knocked on their doors at their homes requesting rides or have called their phone numbers (which are not provided to those asking for assistance) or even flagged them down in the street insisting on their help.

If you need help over the next few months, while you are seeking alternative assistance, you can reach out to me, and I will do my best to assist.

The MTA bus is still available (see the flyer in this month's newsletter), Easterseals offers assistance, <https://easterseals.com> and I will have flyers in both mail houses and the mailroom with information about a concierge service called Go Go Grandparents who can help you with rides, groceries, prescription pickup and meal deliveries. <https://get.gogograndparent.com/>

Thank you to those of you who have volunteered and for those of you who have respected the boundaries of the volunteers' privacy.

Anita O'Brien



It's free to ROC Members!



A FEW WORDS FROM THE NOMINATION COMMITTEE

Every position on the board is important, and each one has an equal voice in representing the 301 homes in our community. ROC provides information and training for these positions. Please go to ROCUSA.org and register for an account. They will need your address and the name of your community, (i.e. Medvil Cooperative.) Once you have your login, go to the Rocket tab.

These are the positions that will be on the ballot at the 2024 Medvil Cooperative Annual Meeting:

Vice President:

You may assume you need business experience to have this role when truly what is needed is organizational and people skills. This role requires you to sit in for the President in their absence and to take on tasks assigned by the President.

Treasurer:

You may assume you need to have financial background to be our treasurer, but our financial reports, all our checks, and payroll are completed by Evergreen, our property management company. The role of the treasurer is to ensure our expenses are coded correctly, and to work with the board to develop the yearly budget. Our budget is based on the previous year's expenses with consideration of price increases, and new capital projects. The Treasurer is also the chair of The Finance Committee whose members meet monthly to review the expenses, make sure the budget is on track, and provide guidance and assistance when needed. And help from our contact at Evergreen is always just a phone call away.

Medvil's administrative assistant is always available to help with office procedures such as filing, making deposits, etc.

Director at Large:

You may think this is the role that gets you a seat at the table. It certainly can be a wonderful way to start on the board, however the officer roles do not require you to have been a director at large. In this role you have an equal vote and choosing this role means you are willing to take on tasks and projects as they come up. We have had former Directors at Large take on finance projects, quoting initiatives, and take leadership roles in committees. It's a great way to learn about Medvil and how we operate, and much more than the 'show up once a month and vote' that some residents believe it to be.

Getting Your Name on the Ballot

Please think seriously about running but don't wait too long to make up your mind; candidates' statements with photos must be submitted no later than September 15 and will appear in the October 2024 edition of the Medvil Messenger. Candidates' statements can be placed in the mailbox outside the board office or emailed to medvil@comcast.net. A "Meet the Candidates" event will be scheduled at an October date yet to be determined.

SAVE THE DATE! 2024 Annual Meeting ~ Saturday, November 2 ~ 8:00 am to 12 Noon ~ The Derryfield



TASTY TIDBITS

by Cat Pragoff

The farmers' markets are loaded with lovely produce right now—vegetables and fruit galore. So to take advantage of the great variety that's available, here are a few recipes for some new things for you to try. Enjoy!

Pasta Primavera

(makes 6 servings)

Ingredients:

1 lb. penne or other short pasta
1 cup peas
3 Tbs. olive oil
1 red onion, thinly sliced
1 red bell pepper, sliced into matchsticks
2 cups bite-size broccoli florets
1 zucchini, sliced into 1/4-inch-thick half moons
1 yellow squash, sliced into 1/4-inch-thick half moons
1 Tbs. lemon zest & 3 Tbs. fresh lemon juice (from 1 lemon)
1 Tbs. unsalted butter
1 medium shallot, minced
4 garlic cloves, thinly sliced
1 cup vegetable broth
1/2 cup heavy cream
1/2 cup freshly grated Parmesan, plus more for serving
Salt and freshly ground black pepper
Chopped fresh basil, for serving
Chopped fresh parsley, for serving

Directions:

• In a large pasta pot, bring salted water to a boil. Add pasta and cook until *al dente* (according to the package directions); two minutes before the pasta is



done, add the peas. Drain the pasta and peas and set aside.

• While the pasta is cooking, heat a large skillet (at least 12 inches) on medium and add the olive oil. When the oil is hot, add the red onion, red bell pepper, and broccoli. Cook, stirring occasionally, until the broccoli is slightly softened, about four minutes. Add the zucchini and yellow squash and continue cooking for three to five minutes, until all the vegetables are tender but still crisp. Season with salt and pepper; remove the vegetables from the pan and set aside.

• Using the same pan over medium heat, add the butter, shallot, and garlic. Cook for two minutes, stirring constantly, until aromatic. Add the vegetable broth. Bring to a boil, then decrease the heat to medium. Stir in the heavy cream, lemon zest, and lemon juice; bring to a simmer and cook until the sauce thickens slightly, four to five minutes.

• Add the reserved vegetables and pasta with peas to the skillet, stirring to combine. Add the Parmesan, stirring to combine with the sauce, coating the vegetables and pasta. Season to taste with salt and pepper. Garnish with parsley, basil, and more Parmesan as needed.

Sheet-Pan Roasted Salmon & Vegetables

(Makes 4 servings)

Ingredients:

1 lb. fingerling potatoes, halved lengthwise
2 Tbs. olive oil
5 cloves garlic, coarsely chopped
1/2 tsp. sea salt
1/2 tsp. black pepper, freshly ground
4 fresh or frozen skinless



salmon fillets, 5-6 ounces each
2 medium-size red, yellow, or orange sweet pepper, cut into rings
2 cups cherry tomatoes



1-1/2 cups (1 bunch) fresh parsley, chopped
 1/4 cup kalamata olives, pitted and halved
 1/4 cup finely snipped fresh oregano or 1 Tbs. dried oregano, crushed
 1 lemon

Directions:

- Preheat oven to 425°F. Place potatoes in a large bowl. Drizzle with 1 Tbs. oil and sprinkle with garlic and 1/8 tsp. salt and black pepper; toss to coat. Transfer to a large, rimmed baking sheet and cover with foil. Roast for 30 minutes.
- While the potatoes are in the oven, thaw the salmon if it's frozen.
- In the same bowl used for the potatoes, combine the sweet peppers, tomatoes, parsley, olives, oregano, and 1/8 tsp. salt and black pepper. Drizzle with remaining 1 Tbs. oil; toss to coat.
- Rinse the salmon and pat dry. sprinkle with the remaining salt and pepper. Spoon the sweet pepper mixture over the potatoes and top with the salmon. Roast, uncovered, for 10 more minutes, or just until the salmon flakes. While this cooks, zest the lemon.
- To serve, squeeze juice from the lemon over the salmon and vegetables; sprinkle with the lemon zest.

Chopped Cucumber and Tomato Salad
(Makes 6 servings)

Ingredients:

1 cup diced red onion
 2 garlic cloves, smashed to a paste with a little salt
 3 Tbs. red wine vinegar
 1/4 cup extra-virgin olive oil



2 roasted sweet peppers, preferably orange or yellow, chopped
 3 cups halved cherry tomatoes
 3 cups chopped thin-skinned cucumber, such as Persian, skin-on, into 1/2-inch cubes
 1/2 cup chopped celery hearts, plus leaves
 Kosher salt and black pepper
 3 Tbs. roughly chopped flat-leaf parsley
 4 ounces feta or queso fresco, crumbles (about 1 cup)

Directions:

- Put onion, garlic, vinegar, and olive oil in a large mixing bowl. Allow to soften for about 10 minutes.
- Add roasted peppers, cherry tomatoes, cucumbers, and celery. Season to taste with salt and pepper. Toss well. Let soften for at least 20 additional minutes, tossing several times with the dressing. [Note: you can also prepare the ingredients in advance and assemble the salad up to one hour before serving.]
- To serve, toss once more and transfer to a wide bowl. Sprinkle with feta and garnish with parsley.

**Strawberry
 Cream
 Cheese Tart**
*(Makes 6-8
 servings)*



Ingredients:

For the Berries:

1-1/2 lbs. fresh strawberries, trimmed and halved or quartered if very large
 1/2 cup granulated sugar
 1/4 tsp. table salt

For the Tart:

1/2 cup (4 oz.) cream cheese, softened
 1 egg yolk
 1 Tbs. granulated sugar
 1 Tbs. fresh lemon juice
 3/4 tsp. finely grated lemon zest
 1 tsp. vanilla extract
 1/8 tsp. table salt



All-purpose flour (for rolling)
 1 (14-18 oz.) package puff pastry, preferably
 abutter, thawed if frozen, but still cold

Directions:

- Preheat oven to 425°F.
- In a medium saucepan, combine strawberries, sugar, and salt. Let mixture sit for 20 minutes, tossing once or twice until the berries get a little juicy. Turn the heat to medium and cook, stirring occasionally, until they are just beginning to soften and the sugar dissolves, about 5 minutes.
- Using a slotted spoon, transfer the berries to a plate to cool. Bring the syrup back to a simmer and let it cook until it reduces by half, 3 to 7 minutes.
- In a medium bowl, use a fork or a wooden spoon to mash together the cream cheese, egg yolk, sugar, lemon juice, and zest, vanilla, and salt until smooth.
- On a lightly floured surface, roll puff pastry into a 13x11 inch rectangle about 1/8-inch thick. Transfer dough to a pre-heated parchment-lined baking pan. With a sharp knife, score a 1-inch border along the edges of the puff pastry (be careful not to cut all the way through!)
- Spread the cream cheese mixture evenly inside the scored border. Arrange the strawberries on top in a single layer.
- Bake until the pastry is puffed and golden, about 22 to 30 minutes. Transfer pan to a wire rack to cool for at least 20 minutes or up to 8 hours before serving.
- Right before serving, gently brush some of the reduced syrup over the fruit and crust to add shine and more strawberry flavor. Serve the remaining syrup as a sauce to drizzle on top of the tart or save to serve over yogurt or ice cream.



IN SEARCH OF...

Linda Kinville is looking for small pieces of scrap wood to turn into art. At least 2" and free of bugs. Email her at lindamkinville@gmail.com and she will pick it up, or you may drop it off at 60 Rachael Circle. Thanks!



**SERVICES FOR HIRE...
 BY RESIDENTS...
 FOR RESIDENTS**



For residents only who have services and/or skills that might be of help to folks living in Medvil. We will list names, phone numbers and/or email addresses and a two or three line description of the service you offer (housekeeping, carpentry, plumbing, etc.) Listing will run three consecutive months, then be removed. Should you wish the listing to run for another three months, please contact the newsletter.

Send your listing to The Medvil Messenger at medvilnewsletter@comcast.net.

John Adams
 603-892-6509
 Mowing-Yard Cleanup-Landscaping 7/24



**READERS'
 CONTRIBUTIONS**

RANDOM FACTS

By Karen Kirkpatrick

Did you ever think about the difference between Sight and Vision? Vision comes from within and shows us how to navigate the realms of thought, feeling, and emotion. Sight is the ability to see the physical world, so we can participate in it with knowledge. 80% of what we learn is through our eyes. Very cool.



Speaking of sight, do you ever think about how long humans spend with their eyes closed from blinking? Humans blink about 15 – 20 times per minute. If you live to be 80 years old, you will have spent about 5 years of your life with your eyes closed due to blinking. Wow. (*Fun Factoid*)

So, I was out for a walk and saw a sign that said “Moving Yard Sale” – I’m still wondering where it was going.

I’m curious as to how many of you spent a minute counting the number of times you blinked. I blinked 16 times.

Did you know that Macy’s was founded *before* the fall of the Ottoman Empire? Macy’s was established in 1858, and the Ottoman Empire fell in 1922. At its peak, the Ottoman Empire encompassed 200 million square miles. Macy’s total sales from its first day open in New York City was \$11.06. (*History Facts*)

A friend commented recently stating I don’t pronounce my “r’s” in some words. . .horses, oranges, together, just to name a few. Of course, I stood my ground and stated that we always say our “r’s” because if we didn’t say them, Jordan Marsh would be “Jo-dan Mash.”

THE TRUTH ABOUT VULTURES

By Charlene Thayer

Vultures have shared our neighborhood for several years now. How can we miss them, they are so huge! They may not be welcome guests to some of our residents but in doing some research about them, there are some interesting facts to learn.

First of all, how about some measurements?

Average length: 26-32 inches
Average weight: 51 pounds

Average wingspan: 68-72 inches (WOW! That’s wider than I am tall!!)

They visit us mainly spring to fall, even though some of them may stick around all year. They like the open area, as we’ve seen on the high-tension poles, so they can hunt. Yet, they like to be close to the woods for nesting and roosting. And get this, because of their wingspan, they need the height for taking off.

What do these vultures eat? Primarily, it’s reported that their main diet staple is carrion or recently dead or decaying animals (roadkill is good). They like fish and small animals like mice and rats. That’s a help for us. They also like raccoons, coyotes, and snakes and they also rummage landfills and trash.

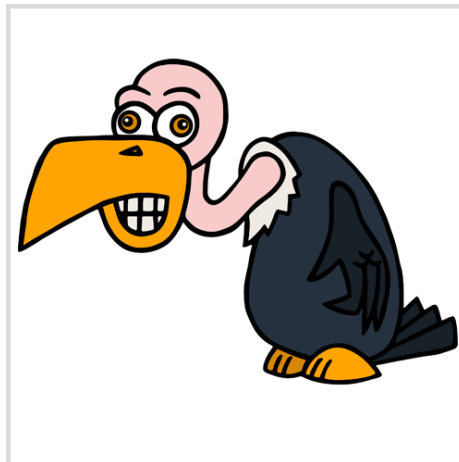
Like so many of the bird class, males and females share the nesting job. They nest on the ground, have only one to three eggs and incubate those eggs for 38 to 41 days.

There are two kinds of vultures in New Hampshire: the turkey vulture which has a red head and the black vulture which is all black. Both have “bald” heads. There are other specific details as to what other behaviors they use in their role as a predator but these are not very pleasant details so, should you desire to know more information, feel free to

search the internet under “Vultures in New Hampshire.”

And have you seen our beautiful, stately, bald eagles? Occasionally, one will be on the lawn in front of the house or in one of the trees. Quite often you can see them around the Amoskeag Rotary and along the Merrimack River. Keep your eye out for them, they are quite a sight to see!

Editor’s note: I pulled a dead vulture off my roof last summer. Never did figure out the story behind that. Navigation error?



HOW MANY BUNNIES DO YOU SEE?

JoAnn and Brenda have sent us this rabbit picture [to the right] taken on My Way! How many bunnies do you see? I see one in the foreground, left of center. . .and *possibly* a second in the background and to the right, appearing at about midpoint between two shrubs. Are there more? Nature has camouflaged these little creatures well!



Photo: JoAnn Rose



The Medvil Messenger is always looking for more material! Family recipes, helpful hints, reminiscences, jokes, poems, gardening advice, reviews of your latest vacation and day trip discoveries, hilarious tales of your pets' antics—just about anything. Please keep it upbeat and positive. Original material will take precedence over reprints from other sources, including printouts of email pass-arounds. If you submit previously published material, please try to cite a source.

We reserve the right to reject material that may offend, divide our community or cause political arguments. Please submit your items to our email: medvilnewsletter@comcast.net Or place a copy in the Messenger mailbox in the Reception Office in the DDC. Deadline for submissions is noon on the Thursday after the Board Meeting. (BOD meets on the 3rd Tuesday of the month.)

Medvil Messenger Staff: Debbie Cyr and MB. Wulf
Additional Proofreading: Irene Gagne & Sue Soule
Grid Tamer: Alyn Miller



SEPTEMBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 6:30 Cribbage PLC  LABOR DAY	3 10 & 7 Play Pool PLC	4 10 Pool PLC 12:30 Knitting PLC	5 1 Mahjong PLC 6:30 Bingo DDC	6 6 Cribbage PLC non-league	7 12 Annual Picnic DDC
8 NATIONAL GRANDPARENTS' DAY 	9 6 Info on grant surveys PLC	10 10 & 7 Play Pool PLC	11 10 Pool PLC 12:30 Knitting PLC 6 Mediterranean Diet PLC	12 1 Mahjong PLC 6:30 Bingo DDC	13 6 Cribbage PLC non-league	14 8:30 Coffeehouse + info on grant surveys PLC 1 Meat Bingo DDC 
15	16 6:30 Cribbage PLC	17 10 & 7 Play Pool PLC  6 BOD Mtg DDC	18 10 Pool PLC 12:30 Knitting PLC	19 1 Mahjong PLC 6:30 Bingo DDC	20 6 Cribbage PLC, non-league	21
22 AUTUMN BEGINS 	23 6:30 Cribbage PLC	24 10 & 7 Play Pool PLC	25 10 Pool PLC 12:30 Knitting PLC	26 1 Mahjong PLC 6:30 Bingo DDC	27 6 Cribbage PLC, non-league	28
29	30 6:30 Cribbage PLC					

Metal Pick-up: 1st Monday of the month, beginning at 8 AM *
Trash/Recycling Pick-up: Every WEDNESDAY beginning at 7 AM *
Yard Waste Pick-up: Every Thursday until 1 December

**** Please have your items curbside by that time.**



Fall is just around the corner and it's time to think about filling your freezer!

MEAT BINGO!

Saturday ~ September 14th
Donald Drive Club House
1:00 – 3:00 pm

Selections may include, but are not limited to, pork, beef, chicken, etc...whatever looks best at the butcher shop at the time of purchase. And some items come with everything you need for a complete meal.

There are sixteen games; cards are \$1.00 each per game.

Games may be purchased individually BUT if you purchase 15 games in advance, you get to play a final "bonus" game for free.



Please come and bring a friend or family member, the more the merrier. It's always lots of fun!!

And feel free to bring a beverage of your choice. Snacks too!

And one lucky  *goes home with the door prize!*

The Events Committee would like to thank the residents of Medvil for their continued support of all the activities we host throughout the year; all of which allows us to offer low cost/no cost events and helps defray the cost of our annual Christmas Party.

TIME FOR MEDVIL'S ANNUAL CHICKEN BBQ PICNIC

September 7th – 12:00-3:00

Donald Dr. Clubhouse Picnic Area

Fun Games and Good Food

SERVING FOOD 12:30–1:15

What's on the Menu?

BBQ Chicken, Freshly Picked Native Corn on the Cob, Potato Salad, and Dessert for the low price of \$10 for Adults and \$5 for Kids.



Don't forget the 50/50 Raffle



These are social events designed to bring people together, mingle, and build a strong community

**The last day to sign up is Thursday, September 5
At the Reception Office Monday through
Friday between 10 am and 2 pm**

The Events Committee would like to thank the residents of Medvil for their continued support of all activities We host throughout the year; all of which allows us to offer low cost/no cost to events and helps defray the Cost of our Christmas Party.

FALL FESTIVAL

INDOOR YARD SALE

PARTRIDGE LANE CLUBHOUSE

OCTOBER 5 - 9 AM TO 2 PM

**A MULTI-FAMILY ASSORTMENT OF
DONATED ITEMS, LUNCHEON, BAKE SALE
& 50/50 RAFFLE**

BRING FAMILY & FRIENDS

CALL IRENE GAGNE AT 622-1869 TO DONATE ITEMS OR TO VOLUNTEER

**PLEASE SUPPORT THE FUNDRAISING
COMMITTEE TO HELP THE COMMUNITY**

MEDVIL FINANCIAL SNAPSHOT

	Period Ending:	6/30/24								
Year to date (YTD) Results	YTD Budgeted	YTD Actual	%	Satisfactory Results	Concerning Results	Unsatisfactory Results				
Cash & Reserves				Green	Yellow	Red	Remarks			
Total Income Received	\$1,058,225	\$1,128,483	106.6%	over 98%	95-97% of budget	under 95%				
Unbudgeted Income		\$77,083					R.E. Commissions, Comcast contract & Salon , etc.			
Total Lot Fees	\$1,051,400	\$1,053,500	100.2%	over 98%	95-97% of budget	under 95%				
Operating Acct. Balance		\$96,695								
All Reserve Acct. Balances		\$836,092					Includes Money Market & investment CD's & \$20,833 monthly transfer			
Expenses										
Total Expenses	\$927,404	\$914,386	98.6%	less than 3% over budget	3%-4% over budget	4.1% over budget				
Utilities										
Water	\$83,000	\$104,634	126.1%	less than 3% over budget	3%-4% over budget	4.1% over budget	Overage due to increase in rates & water pipe leak repairs			
Heat, Electric, Telephone, & Internet	\$33,250	\$22,227	66.8%	less than 3% over budget	3%-4% over budget	4.1% over budget				
Other Expenses										
Capital funds expended	\$314,714	\$119,002	37.8%	less than 3% over budget	3%-4% over budget	4.1% over budget	\$18,259 & \$8,455 carryover for PLC roof & shelterlogic add'l \$3K approved on 3/19 included in YTD budgeted \$			
Mortgage Expenses	\$546,508	\$546,501		no late payments		late payments	Principal & Interest			
All other expenses	\$518,603	\$497,740	96.0%	equal to or less than 100% budget	101%-110% of budget	111% or more	includes \$9,500 for drainage issue & \$9,000 for repairs to trash truck			
Total Net Income ***	\$130,821	\$214,096	163.7%	equal to or over 100% budget	98%-99% of budget	under 98%				
Debt Coverage Ratio	1.100%	1.295%		greater than 1.1%		less than 1.1%				
Note: This Report is intended to provide Medvil residents with a 'snapshot' of our financial health at the end of each month. For more information, you can read the full detailed monthly Financial Report posted in the Medvil mail room or by contacting the Medvil Treasurer. Your Board of Directors welcomes your suggestions, questions, and feedback.										