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Established 2006

E-MAIL ADDRESS: medvil@comcast.net

Edition 178

October 2024

THE MEDVIL MESSENGER

COMING ATTRACTIONS

*4 October
Fish Fry*



**FALL
YARD SALE**



5 October!

*19 October
Applefest*

WHAT DID THE
APPLE SAY TO
THE PIE?



YOU'VE GOT SOME
CRUST!

SEE CALENDAR FOR MORE INFO!



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

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.





I AM PLEASED TO announce that Nick Beeson has joined the maintenance team. He has been a great addition as he is a quick study in learning the tasks associated with maintaining our community. Welcome Nick.

By the time you read this, Don and the crew will have looked for water leaks under most of the homes in the community. Several very substantial leaks have been discovered as well as many smaller leaks. They all add up to a lot of wasted water and money. This moisture under your home is also a source of health hazardous mold, so, for your safety, we will check once a year. We recommend you have someone check in the spring as well, but if you can't, let us know.

Our water budget for next year is going to be close to \$200,000. That represents about double what the average home in Medvil should use because too many leaks go undetected. Some are under homes while others are underground and since most of our soil is sand, discovering leaks underground is difficult. We have taken several measures to alert us to leaks and hopefully that helps. What we do know is that our infrastructure, including septic and sewer lines, is over 40 years old and contributes to the larger main water leaks and sewer back-ups. If we were to replace our water and sewer infrastructure all at the same time, it would cost over \$11,000,000. So, we repair as needed, but we are applying for a grant to cover a lot of infrastructure needs to save us future costs.



You have received an income survey that is a **totally blind survey** (no one can determine who earns what) that is a requirement for applying for the grant. At least 70% participation is the first

criterion for this grant and 75% participation for other possible future grants. If you have filled it out (completely) and mailed it in, thank you. If you haven't, please do so. It means savings for the whole community in future repairs and replacements, which we all pay for in our lot fees. These grants help to ensure assessments don't happen and lot fee increases are minimal each year. There are FAQ flyers in the mail houses and if you have any concerns about participating, please contact any board member or call the office and a board member will get back to you.

The Board will be doing our annual fall hayride, going around the community with warm cider and donuts for anyone out visiting or doing yard work. The purpose is to meet our neighbors and answer any questions as well as review tree work needed for the year and property maintenance that might need attention. Our goal is to take a close look at the community needs up close and together as we plan for the coming year's needs. The date is October 19th (weather permitting) from 9:00 AM to Noon.

A reminder: RV parking on constitution ends on October 15. Please arrange to have RV's/Trailers moved to your reserved space in the RV winter parking area or off site. Effective next year, all RV's parked on Medvil property (winter and summer storage areas) will need a resident sticker so they can be identified as resident-owned and not someone taking advantage of a free storage area. That program starts this fall. All residents with trailers, RVs, etc. will soon be notified.

As always, thank you, everyone, for doing your part to make Medvil an affordable and beautiful community to live in. Enjoy the great colors and weather that fall brings us here in New Hampshire.

Kim Capen
Operations Director



GENERAL NOTICES



THE AMBASSADOR PROGRAM IS BACK

The Ambassadors are back and will continue hand delivering your newsletter unless you submit a request to receive it by email only. Note that our list of those individuals who prefer the electronic version of the newsletter is outdated and responses to our update request are still being processed. If you prefer your newsletter via email, please remember to 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.

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.

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.

INK CARTRIDGES FOR SALE

We have been donated 2 Brother lc103BK XL (black) cartridges for \$15 and 1 Brother lc101BK

(black) cartridge for \$7.50. Contact Irene Gagne, Treasurer, at **603-622-1869** if you are interested in purchasing them. You can get all 3 for \$20.

ALSO—

Canon #281 Cyan and Yellow ink cartridges for sale for \$10 each.

Also Canon #281 Black (3/4 full) for sale for \$5.

Again, contact Irene at the number above if you are interested.



MEET AND GREET BOARD CANDIDATES...

Your opportunity to get to know who they are and how they will endeavor to lead the community if elected will happen at 6:30 PM at the PLC

Or at least some of us do!



Please...when you get a call from the office telling you that a package is waiting in the mail room, please be sure to pick it up in a timely manner. If a package sits too long, the mailperson may consider it to be unwanted mail and could return it to the post office.

And if you are going to be away from your home for an extended period, consider calling the post office and stopping your mail for the time you are gone. If your mailbox gets full in your absence, all your mail might be returned to the post office by the mail delivery person; if the box is full, they can't leave the mail.





Congratulations to our friend and neighbor Thomas Hujsak whose grandson was recently selected by the Tampa Bay Rays in the MLB draft.

Pam Gallagher



THE SHREDDING BINS ARE COMING BACK!

You can safely get rid of your old documents, photos, etc.

Four locking bins will arrive on November 8. One will be at the DDC, the other three will be at PLC.

They won't be here forever so don't delay in cleaning out your desk, filing cabinets, even your dresser drawers.



COMMITTEE NEWS



CONTACT Irene Gagne at 603-622 1869

CommitteeMembers—
We are a committee of six and we are looking for more members.

Monthly Pool – The winner on 9/1 was Bob Burns for \$250. 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.

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 starting at 9 AM and 10/4 starting at 10AM at PLC.

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 – Of the 19 items accepted for consignment on 8/8 we have sold 15 as 9/15. Christmas and other items will be brought to consignment on 10/7.

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 October from the Events Committee:



Join us on Friday night, October 4, for our Last Fish Fry of the year!! Seatings are at 4:30PM and 5:30PM, DDC Lower Level. The cost is \$12.00 / person. You must sign up and prepay at the Reception Office at DDC no later than 2:00PM on

Wednesday, October 2.

On Saturday, October 19, 2024, please join us as we celebrate **Applefest**. This event will be at PLC Upper, 12:30PM. The **Ukulele Songsters** will be entertaining us starting at 1:30PM. Because this is a free event, it is only open to Medvil residents. You must still sign up ahead of time at the Reception Office at DDC. You are welcome to bring an apple pastry or dessert.

The Reception Office at the Donald Drive Clubhouse is open Monday – Friday, 10AM – 2PM. After hours, there is an events 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

The Medvil Messenger



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 June, 2024 through Sept, 2024: three showings, one Purchase and Sales pending, one closing and one new listing.

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. **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



TASTY TIDBITS

by Cat Pragoff

Fall is upon us, and with it comes cooler weather, healthier appetites, and recipes for heartier dishes. We've got a mixed bag of goodies for autumn dining, including protein and vegetables, plus a sweet treat. Bon appetite!

Mini Meatloaves with Green Beans & Potatoes (makes 4 servings)

Ingredients:

1/2 tsp. paprika
1/2 tsp. garlic powder, divided
3/4 tsp. salt, divided
1 lb. Yukon Gold or red potatoes, scrubbed and cut into 1" wedges
2 Tbs. extra-virgin olive oil, divided
1 lb. lean (90% or leaner) ground beef
1 large egg, lightly beaten
1/4 cup finely chopped onion
1/4 cup Italian-seasoned panko breadcrumbs
3 Tbs. ketchup, divided
1 Tbs. Worcestershire sauce
1 lb. green beans, trimmed

Directions:

- Position racks in upper and lower thirds of the oven; preheat to 425°F. Line 2 large, rimmed baking sheets with aluminum foil and coat with cooking spray.
- Combine paprika and 1/4 tsp. each garlic powder, salt, and pepper in a large bowl. Add potatoes and toss to coat. Drizzle with 1 Tbs. oil. Toss again, then spread the potatoes in a single layer on one of the prepared baking sheets. Place on the lower rack to roast for 10 minutes.
- Using the same bowl, combine beef, egg, onion, breadcrumbs, 2 Tbs. ketchup, Worcestershire sauce, and 1/4 tsp. each garlic powder, salt, and pepper. Form the mixture into 4 small loaves about 2 by 4 inches each, and place on the second prepared

baking sheet. Brush the tops of each loaf with the remaining 1 Tbs. ketchup. Remove the potatoes from the oven and put the meatloaves on the lower rack.

- In the bowl, toss the green beans with the remaining 1 Tbs. oil and 1/4 tsp. each salt and pepper. Move the potatoes to one side of their pan and add the green beans to the other side. Roast the vegetables on the upper rack until the green beans are tender and an instant-read thermometer inserted into the center of the meatloaves registers 165°F, 20-30 minutes more. Serve with a small side salad.

Loaded Broccoli Steaks

(Makes 4 servings)

Ingredients:

2 medium heads broccoli
1 Tbs. extra-virgin olive oil
1/4 tsp. salt
1/4 tsp. ground pepper
3/4 cup shredded sharp Cheddar cheese
1/4 cup chopped cooked bacon (about 3 slices)
1/4 cup thinly sliced scallions
4 tsp. sour cream

Directions:

- Preheat oven to 425°F. with oven in lower third position. Place a large, rimmed baking sheet in the oven and let warm for 10 minutes.
- Using a large chef's knife, cut two 3/4" thick slices from the center of each broccoli head to make 4 broccoli "steaks." (Reserve the remaining broccoli for later use.) Place the steaks on the preheated baking sheet; brush both sides of each steak with the oil and sprinkle with salt and pepper.
- Roast, flipping once, until the broccoli is tender-crisp and charred in spots. Remove from the oven after 25-30 minutes.
- Mound the cheese equally onto the center of each steak. Return to the oven and roast until the cheese is melted, 1 to 2 minutes.



- To serve, top each steak with 1 tsp. sour cream, 1 Tbs. bacon, and 1 Tbs. scallions.

Teriyaki Chicken Rice Bowl

(Makes 4 servings)

Ingredients:

- 1 bunch scallions
- 1/4 cup lower-sodium soy sauce
- 2 Tbs mirin (or substitute dry sherry)
- 2 Tbs. dark brown sugar
- 3 tsp. cornstarch, divided
- 3/4 tsp. ground pepper, divided
- 4 (4-oz) boneless, skinless chicken thighs, cut into bite-sized pieces
- 2 Tbs. vegetable oil, divided
- 4 cups broccoli florets
- 1 medium red bell pepper, thinly sliced
- 1 Tbs. grated fresh ginger
- 2 cups hot cooked brown rice
- Toasted sesame seeds, for garnish



Directions:

- Cut white and light green parts of scallions into 2" pieces and set aside in a small bowl. Thinly slice the remaining dark green parts and reserve for topping.
- Combine soy sauce, mirin, brown sugar, 2 tsp. cornstarch, and 1/2 tsp. pepper in a small bowl; set aside. Toss chicken with the remaining 1 tsp. cornstarch and 1/4 tsp. pepper in a large bowl.
- Heat 1 tablespoon oil in a large non-stick skillet over medium-high heat. Add the chicken; cook, stirring occasionally, until golden brown and cooked through, about 5 minutes. Transfer to a plate.
- Heat the remaining 1 Tbs. oil in a skillet over medium-high heat. Add broccoli, bell pepper and 2" scallion pieces; cook, stirring often, until the vegetables are tender-crisp, about 2 minutes. return the chicken to the pan and stir in ginger and the

reserved soy sauce mixture. Cook, stirring often, until the sauce thickens and coats the chicken, 4 to 5 minutes.

- Divide the rice among 4 bowls. Top with the chicken and vegetable mixture and the reserved sliced scallions; garnish with toasted sesame seeds, if desired.

Creamy Zucchini Pasta

(Makes 4-6 servings)

Ingredients:

- 1-1/2 lbs. medium zucchini
- 1 lb. spaghetti
- Kosher salt and ground black pepper
- 3 Tbs. extra-virgin olive oil, plus more for serving
- 3 medium garlic cloves, smashed and peeled
- 2 Tbs. salted butter, cut into 2 pieces
- 2 oz. pecorino Romano cheese, finely grated (1 cup) plus more for serving
- 1/2 cup lightly packed fresh basil, chopped

Directions:

- Thinly slice the zucchini on the diagonal. Stack several slices and cut lengthwise into matchsticks. Repeat with the remaining slices; set aside.
- In a large pot, bring 3 quarts water to a boil. Add the spaghetti and 2 tsp. salt, then cook, stirring occasionally, until *al dente*. Reserve about 1-1/2 cups of the cooking, then drain; set aside.
- In the same pot, combine the oil and garlic. Cook over medium heat, stirring until the garlic is golden brown, 1 to 2 minutes. Transfer the garlic to a small plate, then add the zucchini to the pot. Cook, stirring occasionally, until the zucchini is lightly browned and soft enough to mash with a fork, 10 to 12 minutes. Remove the pot from the heat. Add half of the zucchini to a blender, along with the garlic and 1/2 cup reserved pasta water. Puree until the mixture is smooth, about 30 seconds.
- To the zucchini in the pot, add the puree, drained pasta, butter, pecorino, basil, and another 1/2 cup reserved pasta water. Cook over medium, tossing until heated through and mixture is creamy and the pasta is lightly sauced, 2 to 3 minutes; add more



reserved past water as needed if the mixture looks thick and dry. Off heat, season with salt and pepper to taste. Serve drizzled with additional oil and sprinkled with additional cheese.



**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 - Landscaping - Fall Yard Cleanup
Power Washing Houses - Handyman - Small Job
Repairs - Painting

9/20

Barbara McDermott 603-785-5743
Cat Sitting by Cat Owner with lots of experience with finicky cats and cats requiring daily medication. References available upon request.



9/20



**READERS'
CONTRIBUTIONS**

RECIPE FOR FRIENDSHIP

1 cup courtesy
½ cup patience



**Blueberry Pecan
Crunch Cake**
(Makes 8 servings)

Ingredients:
1-1/2 cups sour
cream

- 3/4 cup unsalted butter (1-1/2 stick), melted and cooled
- 4 large eggs
- 1 Tbs. vanilla extract
- 1 Tsp. Kosher salt
- 1-1/4 cups granulated sugar
- 1-12 tsp. baking powder
- 1/2 tsp. baking soda
- 1 tsp. ground cinnamon
- 2-1/2 cups all-purpose flour
- 1-1/2 cups blueberries
- 2/3 cup chopped pecans (can substitute walnuts or almonds)
- 2 Tbs. Demerara sugar

Directions:

- Heat oven to 350°F. and butter a 9x9 metal pan.
- In a large bowl, whisk together the sour cream, butter, eggs, vanilla, and salt until everything is well-combined. Whisk in sugar. Add the dry ingredients in this order: baking powder, baking soda, and cinnamon, whisking well between additions. Then whisk in flour until just combined. Fold in blueberries.
- Using a spatula, scrape the batter into a pan, smoothing the top. Sprinkle with the nuts and Demerara sugar. Bake until the top is golden and puffed, and a toothpick inserted into the center of the cake comes out clean (about 50 to 60 minutes).
- Transfer the cake to a rack and let it cool in the pan.





¼ cup forgiveness
 2 cups understanding
 1 cup friendly words
 A pinch of praise
 A dash of wit & humor

No baking, steaming or stewing needed.
 Season with the spice of life, serve in

generous portions topped with kindness and love.

(Parish of the Transfiguration – Women’s Club)
 Claire & Pauline Janelle

HERE ARE SOME REAL TREASURES!



This gloriously restored Chevrolet Coupe—circa 1937/1938?—visited Rachael Circle on 9 September.

AND. . .last weekend we drove to Burlington, VT to see a pair of iconic British fighter planes from WW2. To the right, on top you see the Hawker Hurricane; below is the Supermarine Spitfire. Hurricanes and Spitfires flew throughout the war, featuring prominently in the Battle of Britain.



These fully restored planes have been acquired by the Collings Foundation of Hudson, MA, where they will be permanently curated in The American Heritage Museum. The American Heritage Museum boasts a world-class collection of tanks, airplanes and vintage cars that should fascinate any 20th century history buff. I enthusiastically recommend you plan a day trip!

<https://www.americanheritagemuseum.org>

MBW





...and other stuff
you want to know
about

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.)

If you want to receive The Medvil Messenger by email only, please send a request to medvil@comcast.net, and you will be placed on the list for a monthly mailing of the Messenger and any related announcement/event flyers.

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



OCTOBER 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 10 & 7 Play Pool PLC	2 10 Pool PLC 12:30 Knitting PLC	3 1 Mahjong PLC 6:30 Bingo DDC	4 6 Cribbage PLC non-league 4:30 & 5:30 DDC Fish Fry	5 9-2 Fall Yard Sale PLC
6	7 6:30 Cribbage PLC	8 10 & 7 Play Pool PLC 6:30 Meet BOD Candidates PLC	9 10 Pool PLC 12:30 Knitting PLC	10 1 Mahjong PLC 6:30 Bingo DDC	11 6 Cribbage PLC non-league	12  8:30 Coffeehouse PLC
13	14 COLUMBUS DAY  6:30 Cribbage PLC	15 10 & 7 Play Pool PLC  6 BOD Mtg DDC	16 10 Pool PLC 12:30 Knitting PLC	17 1 Mahjong PLC 6:30 Bingo DDC	18 6 Cribbage PLC, non-league	19 9 BOD hayride 12:30 Apple Fest PLC
20	21 6:30 Cribbage PLC	22 10 & 7 Play Pool PLC	23 10 Pool PLC 12:30 Knitting PLC	24 1 Mahjong PLC 6:30 Bingo DDC	25 6 Cribbage PLC, non-league	26
27	28 6:30 Cribbage PLC	29 10 & 7 Play Pool PLC	30 10 Pool PLC 12:30 Knitting PLC	31 HALLOWE'EN 1 Mahjong PLC 6:30 Bingo DDC 		

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.**



Meet the Candidates Running for the Board of Directors

Tuesday, October 8
6:30 – 8:00 pm
Partridge Lane Club House

Vice President

Debbie Cyr
Norm Proulx

Treasurer

Irene Gagne
Fred Plett

Director at Large

Frank Boudreau
Mary Leonard

Please come prepared with questions for the candidates
You can ask them directly or submit your written questions anonymously.

Candidate statements are included with this edition of *The Medvil Messenger*.

**THE ANNUAL MEETING IS
SATURDAY, NOVEMBER 2.**

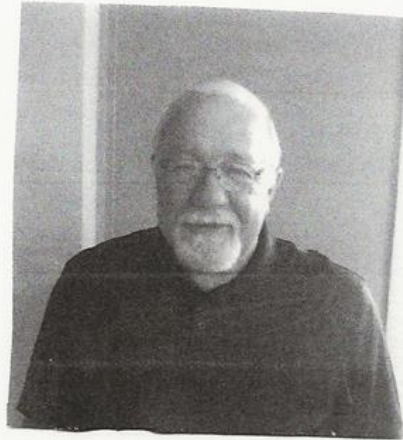
CAN'T MAKE IT TO THE MEETING?

YOU CAN STILL VOTE.

Absentee ballots for the Board of Directors candidates
will be available at the Reception Office beginning
Tuesday, October 1.

All absentee ballots must be cast before
Thursday, October 31.





Normand Proulx

271 Donald Dr

Goffstown, NH

I have been a resident since May of 2018. I am running for the VP position on the Board of Directors. My agenda is to be an active member working for the residents to make Medvil a HAPPY and STRONG Community.

I have Business, Purchasing, Mechanical and Planning knowledge that will be an asset in this position. I currently serve on the Board as a Director At Large. I'm presently on the Real estate Committee going on 4 years, and also a member on the Events Committee for 3½ years with the goal of Building Community.

In closing I am asking for your vote, so I can continue to better serve the Medvil Community.



Debbie Cyr
48Williams Way

**CANDIDATE FOR
VICE PRESIDENT**

- ❖ My husband Jack and I have lived in Medvil since September 2000.
- ❖ I've always been active in Medvil as a volunteer; first as a member of the tenants' association and then as a director-at-large for many years and currently serve as Vice President.
- ❖ I've served on many ad hoc committees, I was president of the (pre-Medvil) Social Club, I'm a former member of the Events Committee and currently co-editor of The Medvil Messenger.
- ❖ Before retiring I was an event and meeting planner for the New Hampshire Bar Association and the Tree Care Industry Association. I have strong time management and administrative skills and can interact with people via effective verbal and written communication. I am a great collaborator but can also work independently when necessary.

We are a community where we can live affordably, enjoying time with our family, friends, and neighbors and hopefully living the life we planned for and worked hard to achieve. I believe I can continue to help Medvil stay on this path for many years to come, so I am asking for your vote.

Thank you.



My name is Irene Gagne and I'm running for Treasurer.

I'm a long-time resident of Medvil and have been on the Finance Committee and worked on the budget since the residents became the owners. I became a director in November 2006 & then the Treasurer from 2008 to 2012. I am the current Treasurer since 2022.

I have been working hard on finding ways to cut costs and with the help from the Ops. Director and Property Manager we were able to reduce electricity costs by more than half and reduce heating costs by reinstating a contract with the supplier among other endeavors.

I've always been active in the Community. In addition to the Finance Committee, I chair the Fundraising Committee and run the Monday night cribbage league. I have volunteered on other committees over the years.

I belong to my church's women's club & am a greeter. I'm a volunteer knitter for CMC and also volunteer once a week at their Department of Education.

With the help of the other Finance Committee members, I believe that I can be of service again as Treasurer.

Fred Plett , Candidate for Medvil Treasurer



I am running for the Treasurer position.

I recently served on the Medvil Ad-Hoc Committee on By-Laws, Rules and Policy, and I serve on the Real Estate Committee. I served as Medvil Treasurer from 2020-2023. As such, I refinanced the NHCLF third mortgage with Bellwether Community Credit Union, saving the community a net of \$44,000 in the first year of the loan, paying (rounded numbers) \$69,000 more in principal but saving \$113,000 in interest. I also created a cash flow statement, now a regular part of the financials. I convinced the members to raise dues by \$35 to \$500, running member meetings with PowerPoints showing cash positions at several levels of dues increase.

Outside of Medvil, I serve as a State Representative for Goffstown, where I serve as Clerk of the Ways and Means Committee, and I served two terms on the Science, Technology and Energy Committee, last term as Clerk. I am also on the Oil Fund Disbursement Board. I am on the Executive Committee for Hillsborough County and Building Committee Chair. I am a Trustee of the Trust funds for the Town of Goffstown. I have served on many town committees and have served as Assistant Moderator for both the town and the school district. For work, a few examples include serving as Consumer Vice Chair on the New England Power Pool Board, on the Board of the Northeast Power Coordinating Council, and Standards Committee Vice Chair and member of the Member Relations Committee of the North American Electric Reliability Council. I have served in numerous positions in the State of NH and Goffstown, for my Church, and many civic organizations.



Frank Boudreau

21 Roger Road

My name is Frank Boudreau. My wife Debbie and I have lived in Goffstown for over 28 years; we moved into the Medvil Community in April, 2019 and quickly came to appreciate the friendly and peaceful environment that living in this 55+ residential community offers.

I have a Bachelor's in Government from St Anselm's College (1973) and Master's in Public Administration from University of New Hampshire (1977). I retired in November 2019 after 45 years in the field of workforce development providing employment and training services to unemployed and low-income families throughout New Hampshire. I planned, budgeted, and managed statewide job training programs averaging \$4.5 million a year and employing up to 60 full-time staff.

In November 2022, the Medvil Membership elected me as a Director-At-Large on the Medvil Board of Directors and I have decided to run for re-election for one of the two open **Director-At-Large** positions.

Reasons for Seeking Office

The continued success of the Medvil Community depends on the active engagement and participation of its members in the many activities, events, and services that make living here so enjoyable. It also depends on the effective leadership and decision-making of its Board of Directors, which has served its members so well for the past 18 years. As I complete my first term as Director-at-Large on the Board, I feel I was able to contribute in a number of ways:

- I chaired a Committee of 7 members that, *over 15 months*, reviewed, and amended 2 By-Laws, 12 Rules, and 36 Policies. This group produced an updated *Medvil Policy Handbook* that re-organized, edited, and assembled 18 years of Medvil policies into a systematic, consistent reference work.
- I proposed and worked with the Treasurer and the Finance Committee to develop a "*Medvil Financial Snapshot*" (now posted in the Mailhouses and in the monthly Newsletter) reflecting our Cooperative's financial health.
- I am currently working with other Board members to obtain significant Federal funds through the PRICE Act to repair and upgrade Medvil's aging infrastructure
- I participated in interviews for hair stylist and maintenance tech positions.
- I regularly attend and actively participate in all Board and Coffee House meetings.

I believe my past management experience, active Board participation, and leadership style as a good listener, problem-solver, and team-player will continue to contribute positively to the operations of the Board and its work, namely, to keep the Medvil Community the most cost-efficient, best-run residential cooperative in the State of New Hampshire.

Thank you in advance for your consideration of my candidacy for the position in November.

Respectfully, Frank Boudreau

My name is Mary Leonard, and I live on Williams Way. I've lived here since 2009 and love being part of this community.



In the past, I served on the Board of Directors for four years, two years as Director At Large (2014-2016) and two years as Vice President (2017-2018).

Before my years on the board, I was active in the Medvil Social Club, the Beautification Committee and the Membership Committee.

I attended the Resident Owned Community course that was once a month for eight months in Concord to understand and learn how ROCs operate and the difference in the management of an ROC versus a privately owned community.

If you give me your vote, I will once again work hard to make sure that Medvil stays an affordable, great place to live and to keep all residents in mind when voting.

Thank you for your consideration!

GOFFSTOWN NETWORK FOOD PANTRY

Neighbor to Neighbor



The Weekend Food Program for Children puts food in the hands of Goffstown and New Boston students who have limited access to food between school lunch on Friday and school breakfast on Monday.

The program is available to students in all SAU #19 schools and currently services approximately 60 students. In addition, the program maintains a satellite food pantry at Goffstown High School.

On Friday mornings, a team of Network volunteers packs and delivers weekend food bags to each of the schools. A designated team of faculty in each building discreetly places the bags in the children's backpacks. Each bag contains a variety of child-friendly, easy-open, prepared single-serving foods.

Food donations must be non-perishable, individually factory packaged and require no can opener or cooking. Microwavable items ARE accepted. Below is the list taken directly from the GNFP website.

Breakfast

- cold cereal (low sugar preferred)
- instant oatmeal (variety pack)
- instant cream of wheat
- Carnation instant breakfast
- Multi-grain bars

Lunch/Dinner

- Easy-Mac cups
- Chef Boyardee pasta
 - Rice-a-Rone chicken flavored rice cups
- Hormel Completes
- Easy-open cans of soup, tuna, chicken

Fruits/Vegetables

- Fruit or applesauce cups
- Fruit juice
- Libby's Veggie Cups (4/pkg at Market Basket)
- Easy-open cans of vegetables or soup
- 100% fruit snacks

Snacks

- Cheese or peanut butter crackers
- Pretzels, Goldfish, chips, etc.
- Granola bars
- Pudding packs
- Raisins (yogurt-covered are popular)

This program depends on the generosity of the Goffstown community, and all donations are greatly appreciated.

Collection boxes will be placed in the DDCH lobby for the entire month of October.



LAST FISH FRY OF THE YEAR!

OCTOBER 4, 2024

Donald Drive Club House

4:30 or 5:30 pm seatings

And as always, here is what you get for your **\$12.00 per person.**

- A good-sized portion of deep-fried haddock
- The best french fries you'll ever taste
- With coleslaw and dessert

No tax, no tip, and beverages are available for purchase.

Make your reservations and prepay at the
Medvil Reception Office
Monday - Friday from 10:00 am to 2:00 pm.

Don't forget your money!!



**Registration closes at 4:00 pm on
Wednesday, October 2nd 2024.**

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.

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 AND CRAFTERS**

BRING FAMILY & FRIENDS

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

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

Join us as we celebrate
apples!!

APPLEFEST

Saturday, October 19th

12:30pm

PLCH Upper Level



Come by the clubhouse and enjoy a cup of coffee or tea with your choice of delicious items made with apples. Committee members will be making their favorite apple pastry or dessert; all we need are some volunteer bakers to help ensure there is enough for everyone in attendance.

You will be entertained by the “ UKELELE SONGSTERS” beginning at 1:30 pm.

Seats are limited so **you must sign-up!**

Call the Reception Office at 603-497-4440, ext. 0

Monday – Friday, 10:00 am to 2:00 pm

And don't forget to let them know if you'll be bringing something to share.

Because this is a free event, attendance is limited to Medvil residents only.

The Events Committee would like to thank 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 events and helps defray the cost of our annual Christmas Party.

MEDVIL FINANCIAL SNAPSHOT

	Period Ending:	8/31/24								
Year to date (YTD) Results	YTD Budgeted	YTD Actual	%	Satisfactory Results	Concerning Results	Unsatisfactory Results				
Cash & Reserves				Green	Yellow	Red	Remarks			
Total Income Received	\$1,209,400	\$1,288,669	106.6%	over 98%	95-97% of budget	under 95%				
Unbudgeted Income							R.E. Commissions, Comcast contract & Salon , etc.			
Total Lot Fees	\$1,201,600	\$1,204,200	100.2%	over 98%	95-97% of budget	under 95%				
Operating Acct. Balance		\$79,612								
All Reserve Acct. Balances		\$864,834					Includes Money Market & investment CD's & \$20,833 monthly transfer			
Expenses										
Total Expenses	\$1,062,747	\$1,039,446	97.8%	less than 3% over budget	3%-4% over budget	4.1% over budget				
Utilities										
Water	\$98,000	\$124,602	127.1%	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	\$38,000	\$24,239	63.8%	less than 3% over budget	3%-4% over budget	4.1% over budget				
Other Expenses										
Capital funds expended	\$314,714	\$122,742	39.0%	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	\$628,351	\$625,201		no late payments		late payments	Principal & Interest			
All other expenses	\$592,403	\$559,404	94.4%	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 ***	\$146,653	\$249,223	169.9%	equal to or over 100% budget	98%-99% of budget	under 98%				
Debt Coverage Ratio	1.100%	1.340%		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.										

MEETING MINUTES
MEDVIL BOARD OF DIRECTORS w/ZOOM BROADCAST
August 20, 2024, 6:00 PM – 8:20 PM

1. A quorum of the board was present.

Meeting called to order by President Dorrie Kossuth. Pledge of Allegiance

REMINDERS: One voice at a time, no side conversations, silence phones

2. Member comments/questions

A resident reminded the board to speak clearly and use the microphones; many listening on the Zoom broadcast have complained of sound issues and give up on the meetings.

3. Treasurer's Report: Irene Gagne

Water expenses continue to be the only negative account and will continue to increase

Update on 2025 budget – changes to proposed budget were made after special meeting on Aug. 30, but the budget has not been finalized. Currently it looks like there will be a \$10 a month lot rent increase offered as part of the budget to be voted on at the annual meeting.

4. Secretary's Report: Len Stuart

- a) Len Stuart moved vote to approve minutes from the July 16, 2024, Board Meeting and July 30, 2024 special budget meeting. Irene Gagne seconded. Motion carried.

5. Operations Report: Kim Capen

- a) Ratify email/written votes for home/shed improvements NONE
- b) Any new requests for home / shed improvements: Kim Capen moved for approval of a 4x4 deck request for 271 Donald Drive; second by Sue Soule. Motion carried.
- c) Security Monitoring issues to report NONE
- d) Kim reported roadside sign for Grounds Maintenance Help has brought in several promising applications, with interviews to be scheduled.
- e) Donald Drive entrance culvert replacement work is being done as required by the town
- f) Events committee request; 30x40 concrete pad for picnic area at DDC. Will prolong life of picnic tables, which are now rusting from being stored on ground. To be paid for from events committee budget. Kim moved for approval, seconded by Irene Gagne. Motion carried.
- g) Electric Pedestal replaced without service interruption
- h) Update on work for Price Grant application being done by the ad-hoc committee: Kim spoke at length about the preparation work being done to apply for grants for repair/replacement of Medvil's sewer/septic and water supply systems under the federal PRICE infrastructure program for ROCs. An anonymous income survey will be an important part of the process, and getting a resident response rate of 70 percent or higher will be needed to qualify. A detailed engineering study of the community's infrastructure needs may be required, and it may be necessary for the board to appropriate about \$25,000 for the work from this year's budget depending on when the study must be filed. Deadlines were to be defined in a subsequent meeting with the Community Loan Fund.

- 6. MEMBERSHIP:** Len Stuart: vote for membership of Lois Perkins, purchasing 243 Donald Drive; approve Robert Andrews as second resident at that address.
also moved to ratify email vote for membership of David and Elaine Grimard, purchasing 176 Donald Drive, who were approved 7/26 after the July meeting.
Both seconded by Sue Soule. Motions carried.

7. COMMITTEE REPORTS SUBMITTED FOR REVIEW:

- a) Events
- b) Fundraising

- c) Helping Hands: Anita O'Brien reported that the Helping Hands group is suspending its activities due to the violation of anonymity by some people who came to volunteers' homes or stopped them in the street looking for assistance. She outlined several referral services that could be used to obtain aid.
- d) Resource
- e) Technology

8. OLD BUSINESS:

a)

9. NEW BUSINESS:

- a) Vehicle identification stickers: Anita O'Brien and Frank Boudreau spoke about the continuing need to identify ownership of campers and RVs in the lower storage area and the lot on Constitution Drive. Anita moved to purchase stickers, price not to exceed \$140. Norm Proulx seconded. Motion carried.
- b) Revival of ambassadors program: Sue Soule and Joyce Wilson are co-chairing revival of Ambassadors program, which was discontinued during Covid. They have recruited volunteers and should be ready to go for distribution of the September newsletter and the income survey for the PRICE grant application.
- c) Deadline and where or to whom to submit proposed By-Law & Rule changes: Deb Cyr said cutoff date is Sept. 13 in order to have time for proposals to be reviewed by Medvil's attorney in time for inclusion in the annual meeting packets. Deb will be point of contact with attorney's office.
- d) Deb Cyr brought up a proposal to add a "nothing has changed" checkbox to the annual census form. There was discussion about residents' responsibilities to keep their information up to date for their own protection. Consensus of the board was not to make any changes in the form. It's a minor inconvenience one time a year.
- e) Add updated Medvil Policy Handbook to the website: Frank Boudreau proposed that in the spirit of transparency, the newly completed policy manual should be posted to the Medvil website. There was discussion regarding the fact that policies can change from one board to the next, not items that go to a vote of the membership, and the policy manual is more of an internal administrative document for the board to use in enforcing the rules. Concerns were expressed that everything on the web site is public facing and not limited to members of the cooperative. After discussion, Frank declined to make a motion for posting.
- f) ROC-NH statewide conference "Co-ops Celebrating Community" October 26, 2024 in Concord NH: Frank offered some information on the statewide conference being organized by ROC-NH for the state's 150+ ROCs.
- g) Salon Update: Kim reported the newly approved operator is still waiting for state action on her licensing before she can open.
- h) Update on IRS issue from Treasurer – none from Irene, auditor was on vacation.
- i) Report on recent visitors to Medvil to gather ROC information: Kim and Len Stuart reported on recent informational visits from First District Congressman Chris Pappas and two of his staff members to learn more about the community and its operations. Pappas has been a supporter of the PRICE infrastructure grants program for ROCs, which is coming up for reauthorization in 2025. He spoke with available board members and got a tour of the community.
Len talked about the visit from Ryan Fuld, a professor of architecture at Roger Williams University in Rhode Island, who is researching the architecture of resident-owned communities and how conditions change after a park become member-owned. He spoke with several board members and was given a tour of Medvil.

10. Member follow-up comments

A resident asked what was being done to address the water expense issue. Irene responded that one of the major issues is the continuing rate increases from the Water Precinct. The 2025 budget allocates nearly \$200,000 for water. Kim said the usage numbers have not increases substantially recently, but an infrastructure study is needed to assess the problem and isolate the areas where there are issues.

Another resident said she had attended the statewide ROC conference two years ago and said it was a very worthwhile opportunity for anyone in the community to get information and training on ROC issues. She also

complained about the sound quality on the Zoom broadcast link.

Another resident said the proposed engineering study would have great value in applying for other grants even if Medvil does not get funded under the PRICE act, so it would be money well spent even if it had to be treated as an emergency if it needs to be done before the end of the current budget.

A new member requested the board members introduce themselves so he could put a face to some of the names he sees on papers. The board did so.

Deb Cyr moved, Sue Soule seconded motion to recess for 5-minute break at 7:30 p.m., before returning directly into executive session. Motion carried.

Deb Cyr moved, Anita O'Brien seconded, motion to enter executive session at 7:35 p.m. Motion carried.

Anita O'Brien moved, Sue Soule seconded, motion to enter regular session at 8:20 p.m. Motion carried.

Anita O'Brien moved, Sue Soule seconded, motion to send a letter with fine to a resident regarding an unregistered vehicle. Motion carried.

Anita O'Brien moved, Norm Proulx seconded, motion to send a letter to a resident regarding additional occupant issue. Motion failed.

Anita O'Brien moved, Norm Proulx seconded, motion to send a letter to a resident regarding parking on lawn area. Motion carried.

Anita O'Brien moved, Deb Cyr seconded, motion to send a letter to a resident regarding overnight parking on street. Motion carried.

Deb Cyr moved, Anita O'Brien seconded, motion to send a letter to a resident regarding lot maintenance. Motion carried.

Anita O'Brien moved, Sue Soule seconded, motion to send a letter to a resident regarding a camper stored on lawn area. Motion carried.

Anita O'Brien moved, Norm Proulx seconded, motion to send a letter to a resident regarding clutter and general lot maintenance. Motion carried.

Anita O'Brien moved, Dorrie Kossuth seconded, motion to adjourn at 8:20 p.m. Motion carried.

Minutes taken by Leonard Stuart on August 20, 2024

Meeting Minutes Approved by the Board of Directors:



Sept. 17, 2024

Leonard Stuart, Secretary