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Established 2006

E-MAIL ADDRESS: [medvil@comcast.net](mailto:medvil@comcast.net)

Edition 181

January 2025

# ***THE MEDVIL MESSENGER***

**COMING ATTRACTIONS**



*18 January  
Meat Dinner*

*31 January  
Fish Dinner*



**SEE CALENDAR FOR MORE INFO!**

## BOARD NOTICES

### A REMINDER FROM OUR TREASURER

**RENT INCREASING** to **\$510/month** starting on 2/1/25.

For those of you who use the ACH payment method, EMI automatically adjusts the amount.

If you do Bill Pay/Direct Pay please notify your bank.

Town Square deducts all charges.

This would be a good time to review your statement. There are a few outstanding amounts due that are over 30 days. ACH users will need to send in a separate payment if they have an outstanding balance.

If you have any questions, please call Irene Gagne, Treasurer, at 603-622-1869.

## GENERAL NOTICES

### INK & TONER CARTRIDGES

Staples changes the number of cartridges we can recycle based on our purchases. Keep bringing used cartridges as we still get \$2 each. We use the rewards toward future purchases. There is no expiration date.

#### Keep them coming!!

If you have family, friends or 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 center shelf in the DDC mailroom.

### TO THE HOLIDAY DECORATORS

To all those residents who answered the call to volunteer to help decorate inside our clubhouses and the outside areas around the community to make Medvil merry and bright, THANK YOU!!!

Sheila Asselin  
Hank Bernadini  
Linda & James Kinville  
Mary Leonard & Doug Murphy  
Claire Montminy  
Roland Moore  
John Murphy  
Linda Naughton  
Odie Perron  
Fred Plett  
Sue & Norm Proulx  
Sue Soule  
Mickie St Laurent  
Buddy Stewart

Also, everyone who participated in the cookie swap and tree decorating at the Partridge Lane Clubhouse did a fabulous job decorating the tree and room.

Thank you to each and every one of you! 🎄

Dorrie Kossuth

### A VERY HARDY THANK YOU (A BIT TARDY)

During the months of August and September my grandson's hockey team was raising money for a tournament in South Carolina. Many of you brought multiple bags of used clothing to my house. My son, grandson, and myself wish to thank you with all our (hockey) hearts. We raised over \$1200, which was the entrance fee for the tournament plus many other things.

The team did well, but not as well as the coach (my son) wanted. They came in third which I think is pretty good. And to brag, of course--Garrett scored two goals.

Once again, thank you so very, very much.

Liz Warren

### A MESSAGE FROM THE NOMINATING COMMITTEE

We are seeking new members to help identify new candidates for next year.

We will be holding an informational meeting on Wednesday, January 8, at 5:00 pm at PLC to recruit additional members and discuss open positions.

Nominating Committee takes their duties seriously and recruits candidates year round.

Open Positions will be:

- President
- Operations Director
- Secretary
- (2) Directors at Large



We already have two people interested in running next year and a possible person who would like to join the Committee.

We are open to new ideas, and your commitment to the committee can be for a shorter period of time if that is what works best for you.

Thank you!

Anita O'Brien and Sue Soule

## **PARKING BAN RETURNS**

We hope you enjoyed the holiday season, and we hope allowing your friends and relatives to park on the street during these past few weeks helped make things easier for everyone who came to visit.

Beginning on January 3<sup>rd</sup> we will return to the rule as written (see below) and anyone coming to your house for any length of time must not park on the street.

Please remember that during the balance of the holiday season, should we have ice or snow, no parking on the street is allowed in order for the Maintenance Team to plow and sand as necessary.

We do recognize that during the winter months you will need to put your vehicle in the street while the snow is cleared from your driveway. Please be mindful of how you park so that emergency vehicles can get by and be sure to return your vehicle to the driveway as soon as you are finished.

### **E. VEHICLES**

2) d) Parking on the streets must not interfere with emergency vehicle access or snow removal. No overnight parking is allowed on the streets. No street parking from Nov 15th to April 15th.

e) Paved parking spaces on Constitution Road are reserved for visitor parking and daily use (non-recreational) vehicles of members.

Thank you.

## **WHY A MONTHLY COFFEE HOUSE?**

You may not realize it, but Medvil is a community of owners. Yes, we are all owners of a limited liability corporation that owns and operates a community of 301 homes with 154 acres, 3.5 miles of road with 3.5 miles or more of infrastructure handling our water, wastewater and electricity. Additionally, we maintain two clubhouses, a maintenance shop and various smaller buildings. With this ownership comes great responsibility for everyone.

Early owners presented a suggestion of rules and by-laws to live by that protects the investments in our homes and this community's business. Each year, we as owners can review these documents and amend them as needed within the limits of the laws that govern manufactured housing, cooperatives, and corporations.

If you are not serving in a volunteer capacity in the governance and management of your community, you are at the very least a voting member and have a voice.

Where there are 450 people in a community, there are always rumors and concerns floating about. Early in the beginning of our journey as a Cooperative, it became obvious that a forum was needed so folks could come and speak with the board on a regular basis outside of the monthly board meeting. That's where Coffee House comes in.

Boards in Medvil have felt strongly about their accountability to the members. None of us are perfect and that would include volunteers on the board and its committees. Coffee House gives members the chance to raise concerns, have them addressed and to make course corrections when necessary.

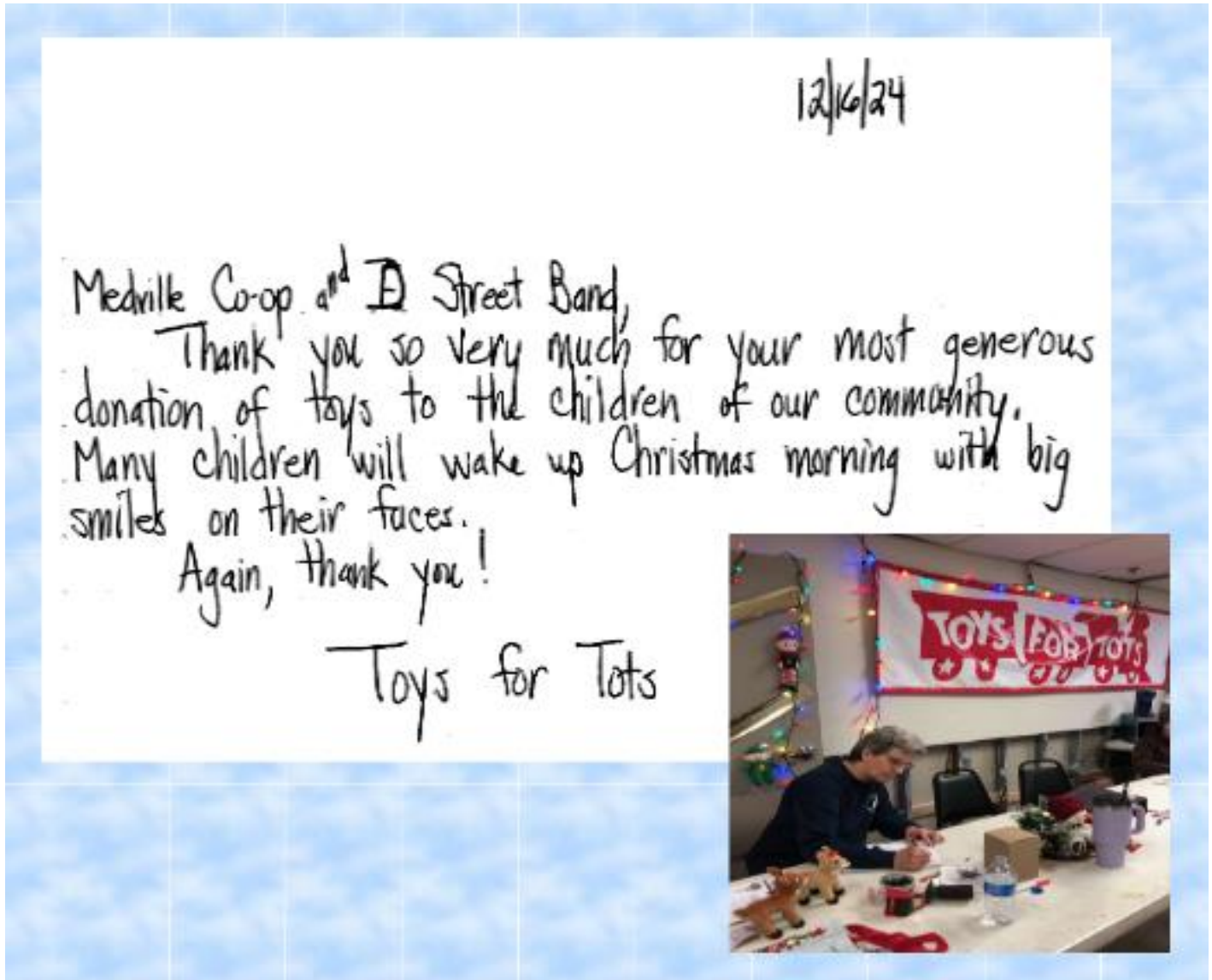
If you want to know more about what is happening in your community, attend a coffee house, ask your



questions, voice your concerns. Not all board members are able to attend every coffee house but those who can, are anxious to hear from you, to help solve problems and to dispel or confirm rumors. Hopefully this helps us all to better understand each other and the needs that should be addressed as a community.

We look forward to seeing you at the next coffee house. It's held every month on the Saturday prior to the monthly board of directors meeting, starting at 8:30 AM at the Partridge Lane Club House.

Kim Capen, Operations Director



## COMMITTEE NEWS



CONTACT Irene Gagne  
at 603-622 1869

**Committee Members**—We are a committee of six and we are looking for more members.

**Monthly Pool** – The winner on 12/1 was Judith Nash for \$250. All numbers are being played with a guaranteed winner. **There are 2 people on the wait list but we would like to have more. 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** – The next yard sale is 4/5/25 and we are accepting donations. Contact Irene to make arrangements. If you're moving out, moving in, remodeling, etc. give us a call. We are willing to help you rid yourself of unwanted items. However, we do not take electronics, TVs, large appliances, furniture, or exercise equipment.

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

**Consignment Store**--We are still bringing items to the consignment store & most items have sold.

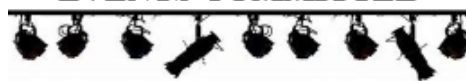
**Purchases** – We purchased 200 cross arms for the lamp posts to replace broken, missing, or those that are too short. This will give the community a more uniform look.

We also bought a 9' pre-lit tree to replace the one at PLC which is broken. Lights were provided by Linda Naughton to be able to light it up this year.

**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

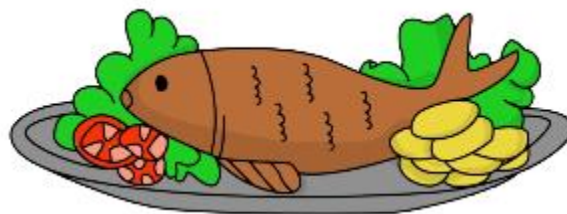


Medvil's Annual Christmas party was Saturday, December 7, at the Derryfield Country Club in Manchester. From all accounts, it was a blast.

Upcoming Events:



- Meat Bingo on Saturday, January 18, 1:00 – 3:00 PM, DDC Lower Level. Cost is \$1.00 per card or 16 cards for \$15.00. You do not need to sign up ahead of time for this event.



- Baked Haddock dinner on Friday, January 31, at the DDC, two seatings: 4:30 PM and 5:30 PM. Cost is \$12:00 per person. This event does require that you sign up and pay ahead of time. The Reception Office is open Monday – Friday, 10:00 AM -2:00 PM. If the office is closed,



there are signup sheets on the table outside the office.

Speaking of Events, the committee is looking for residents who would like to be part of an Auxiliary Committee that would help out at food events. You would not need to attend our monthly meetings unless you wanted to, and in which case, you would be welcome with open arms. There's no commitment on your end, it's just that sometimes we need extra help, and it would be good to be able to call folks. For new residents, it's a wonderful way to meet other people. If you're interested, please email Sue Proulx at: [medvil.sueproulx@gmail.com](mailto:medvil.sueproulx@gmail.com). If you'd like to come to one of our monthly meetings, please do. We meet the first Wednesday of every month downstairs at DDC at 6:00 PM.

As mentioned previously, the Events Committee would like to have more events outside in the spring, summer, and fall. To that end, we are looking to raise money for an outdoor event tent. We have been offered \$2,000.00 in matching funds, if we can raise \$2,000.00. So far, we've raised \$110.00! Most cool.

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

Karen Kirkpatrick



## RESOURCE COMMITTEE

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 Drive Clubhouse Mail Room.

Dorrie Kossuth



## REAL ESTATE COMMITTEE

The Medvil Real Estate statistics from November 2024 through December 2024: four showings, two Purchase and Sales pending, one closing. No other activity.

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](http://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](http://www.medvilcooperative.com) Homes for Sale

Respectfully submitted,  
Dorrie Kossuth, Chairperson

## TASTY TIDBITS

by Cat Pragoff

It's hard to believe a new year is upon us already. The days are growing longer—slowly—but we still lack the sunshine needed to get enough vitamin C, so here are several recipes that feature tangy takes on citrus, to put zing in your menus and a zesty pep in your step as well. Enjoy!



## Orange Cod

*(Makes 4 servings)*

### Ingredients:

4 cod fillets (4 ounces each)  
2 Tbs. butter  
1/2 cup chopped onion  
1 clove garlic, minced  
1 tsp. orange zest, grated  
1/2 cup orange juice  
1 Tbs. lemon juice  
1/8 tsp. pepper  
1 Tbs. fresh parsley, minced



### Directions:

- Preheat oven to 375°F. Place fillets in an 11x7-inch baking dish coated with cooking spray.
- In a skillet, heat butter over medium-high heat; sauté onion and garlic until tender. Spoon over fish. Mix orange zest and citrus juices; drizzle over fish.
- Bake, uncovered, until fish just begins to flake easily with a fork, 15-20 minutes. Sprinkle with pepper and parsley.
- Serve hot with rice and steamed vegetables.

## Cabbage and Mandarin Orange Winter Slaw

*(makes 4-6 servings)*

### Ingredients:

1/3 cup extra-virgin olive oil  
8 makrut lime leaves, central stems removed (available online or substitute 1-1/2 tsp. fresh lime zest for each lime leaf)  
1 Tbs. coriander seeds  
2 tsp. cumin seeds  
1/2 small cabbage, core removed, cut into wedges (about 1 pound)  
1 medium fennel bulb, trimmed and quartered  
3 scallions, trimmed  
1 lime, top and bottom tips trimmed, cut into 4 wedges  
4 mandarin oranges, peeled, segments separated and halved crosswise  
1 cup roughly chopped fresh cilantro leaves

Fine sea salt

### Directions:

- Heat the oil in a small saucepan over medium heat.
- Set a small heatproof sieve over a small heatproof bowl. Once the oil is hot, add the lime leaves (or zest), coriander, and cumin, and fry just until the leaves have turned a dappled dark green and the oil is fragrant, about 30 seconds. Strain the oil through the sieve and set both the oil and the toasted spice mixture aside to cool to room temperature.
- Slice the cabbage, fennel, scallions, and limes (skin and all) using a sharp knife to slice as thinly as possible (or a mandolin or the slicer attachment on a food processor). Transfer the mixture to a large bowl and add the mandarin oranges, cilantro, and 1/2 tsp. salt.
- Add all but one tsp. of the toasted spice mixture to the bowl with the cabbage mixture, along with the cooled oil; stir to combine.
- To serve, transfer the cabbage mixture to a large platter and sprinkle with the reserved toasted spices on top.

## One-Pot Chicken and Rice with Caramelized Lemon

*(Makes 4 servings)*

### Ingredients:

4 bone-in, skin-on chicken thighs (about 1-1/2 pounds)  
Salt and black pepper  
2 tsp. dried oregano  
Crushed red pepper



2 Tbs extra-virgin olive oil  
2 lemons  
1 cup pitted olives, smashed and roughly chopped  
6 cloves garlic, minced  
1 medium shallot or 1/2 medium onion, minced  
2 cups long-grain white rice, rinsed  
4 cups (32 ounces) chicken broth  
1/4 cup roughly chopped fresh parsley (for serving)



Directions:

- Heat the oven to 400°F. Pat the chicken dry with paper towels, then season with 1 teaspoon each, salt, pepper, and dried oregano, and a pinch of crushed red pepper.
- Place a large Dutch oven or heavy-bottomed pot over medium-high heat and add oil, allowing it to heat for a few minutes. Add the thighs to the pot, skin side down, and let cook undisturbed for about 5 minutes until they self-release from the bottom of the pot. Remove from the pot and set aside.
- Cut one lemon into 1/4-inch slices. Add to the pot and cook until caramelized and softened, about two minutes. Remove from the pot and set aside.
- Add the olives, garlic, shallot, and 1 teaspoon each salt, pepper, and dried oregano to the pot. Cook over medium-low heat, scraping browned bits from the bottom of the pot, until the garlic is fragrant, about 2 to 3 minutes. Turn the heat to high, add the rice and broth to the pot, stir to combine, and cover until it comes to a boil, about 5 minutes.
- Remove the pot from the heat, add the browned chicken thighs on top of the rice, skin side up, then cover the chicken thighs with the lemon slices. Place the pot, covered, into the oven and bake until the rice and chicken are fully cooked, about 25 to 30 minutes.
- Serve topped with fresh parsley and a squeeze of lemon.

### Sticky Miso Salmon Bowl

*(Makes 4 servings)*

Ingredients:

- 2 cups sushi rice
- 3 Tbs. white miso
- 2 Tbs. honey
- 1 Tbs. vegetable oil
- 1 Tbs. freshly grated ginger
- 2 tsp. fresh grapefruit zest plus 1 Tbs. juice



- 4 skinless salmon fillets (6-8 ounces each), patted dry
- Salt and pepper
- 4 scallions, sliced thin
- 1 Tbs. unsalted butter, cubed
- Any combination kimchi, chile crisp, sliced cucumber, avocado or radish, for serving

Directions:

- Rinse the rice 2 to 3 times to remove the starch.
- Put the rice in a small to medium saucepan that has a tight-fitting lid. Add 2-1/4 cups cool water and ring to a boil over medium-high heat. Give the rice a stir to keep it from sticking to the bottom of the pot, then cover and decrease the heat to low. Cook, without lifting the lid, for 18 minutes—remember to set the timer for this!
- While the rice is cooking, place a rack about 5 inches from the broiler and set the broiler to high. Whisk the miso, honey, oil, ginger, and grapefruit zest and juice in a large bowl. Season the salmon lightly with salt and add to the bowl. Gently toss to coat the salmon. Marinate at room temperature until the timer for the rice goes off.
- Remove the pot of rice from the heat and let steam, covered for 10 minutes.
- Using tongs, arrange the salmon on a foil-lined sheet tray. Make sure the salmon is covered with marinade as this will make for better browning. Broil the salmon until glossy and charred in most spots, about 5 minutes for medium-rare or 7 minutes for medium; timing depends on whether or not you prefer charring on top.
- Uncover the rice and add the scallions and butter. Season with salt and several grind of pepper. Fluff the rice with a rubber spatula until each grain is coated. Serve the salmon over the rice and add any of the toppings listed.

### Orange Salad with Pomegranate

*(Makes 4-6 servings)*

Ingredients:

- 4 large navel oranges
- 1/4 cup pomegranate arils



1 Tbs. orange flower water  
Confectioners' sugar (optional)  
2 tsp. chopped pistachios (optional)

Directions:

- Using a sharp knife, carefully peel the oranges so they are naked and spherical (cut a thin slice from the bottom of the orange so that it can rest flat on the cutting board; remove peel in wide strips, starting at the top).
- Slice oranges crosswise into 1/8-inch-thick rounds. Arrange overlapping slices on a platter or individual plates. Top with pomegranate arils. Sprinkle the orange flower water over everything. Wrap and chill for an hour, if possible, or keep in a cool spot.
- Just before serving, dust oranges with a small amount of confectioners' sugar and pistachios, if using.

## IN SYMPATHY

Heartfelt condolences to those who have recently lost a loved one:

- The family of Joe Azotea, on his passing.



*We meet them in the lives they've shaped. We enjoy them in the jokes and wisdom they've passed down. Be active in the community they've built. It is a way of walking with them into the future. It is a way of never losing them.*

Linda Robinson, Sunshine Lady (603) 851-5209



## READERS' CONTRIBUTIONS

### AS I GET OLDER, I REALIZE:

- #1 - I talk to myself, because there are times I need expert advice.
- #2 - I consider "In Style" to be the clothes that still fit.
- #3 - I don't need anger management. I need people to stop pissing me off.
- #4 - My people skills are just fine. It's my tolerance for idiots that needs work.
- #5 - The biggest lie I tell myself is, "I don't need to write that down. I'll remember it."
- #6 - I have days when my life is just a tent away from a circus.



#7 - These days, "on time" is when I get there.

#8 - Even duct tape can't fix stupid - but it sure does muffle the sound.

#9 - Wouldn't it be wonderful if we could put ourselves in the dryer for ten minutes, then come out wrinkle-free and three sizes smaller?

#10 - Lately, I've noticed people my age are so much older than me.

#11 - "Getting lucky" means walking into a room and remembering why I'm there.

#12 - When I was a child, I thought nap time was punishment. Now it feels like a mini vacation.

#13 - Some days I have no idea what I'm doing out of bed.

#14 - I thought growing old would take longer.

#15 - Aging sure has slowed me down, but it hasn't shut me up.

#16 - I still haven't learned to act my age.  
A. Nonymous



*"Olympia Snow" February 2008-July*

## JOKES...

...Brought to you by Joyce Wilson

- Why was the tennis ball sitting on the bar in the pub?  
It was waiting to be served.
- How did the dentist become a brain surgeon?  
His drill slipped.
- What happened to the girl who flunked cosmetic class?  
They had her take another make up test.
- Why did the invisible man turn down the job?  
He just couldn't see himself working there.
- What state has the smallest soft drink?  
Minnesota

## DID YOU KNOW...

By Karen Kirkpatrick

Maybe it's the lack of snow, but I'm still trying to figure out how Christmas could be next week. Speaking of Christmas, my sister and her family always put up an artificial tree at Christmas. One year she bought a real tree and set it up in the living room. When their youngest son came home from school, she told him to check out the tree. Well, he was not happy about this tree because in his words – "there's holes in it and it smells" – he was about 7 years old at the time. I don't think she ever bought another real tree.

This I found really cool ... over a period of one month, in February 2008, residents of Bethel, Maine, and surrounding towns built a snow woman measuring 122 feet tall, a few feet shorter than the Statue of Liberty! 13 million pounds of snow were used to build Olympia, the snow woman. The eyelashes were made from eight pairs of skis. It had a 48-foot-wide fleece hat, its nose was eight feet long made from chicken wire and painted cheesecloth. The lips were made from five red car



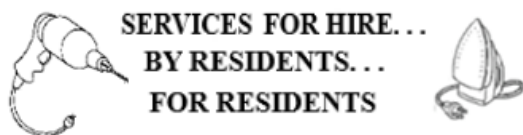
tires, the arms were made from two 30-foot-tall spruce trees. There was a 6 foot, 6-inch-wide snowflake pendant, a 130-foot-long scarf, and three 5-foot-wide truck tires were used as buttons!! Olympia lasted for 5 months before completely melting in July 2008.

There are 8,000 nerve endings on a human foot, one of the most densely packed regions of the body!

The longest word in the English language is [pneumonoultramicroscopicsilicovolcanoconiosis](#). It is 45 letters long and is exceedingly difficult to pronounce. It's defined as "a lung disease caused by inhalation of very fine silicate or quartz dust," which is to say that if you ever have occasion to speak it, it may not be a happy one.

During World War II, because so many men were fighting the war, the British government encouraged women to become lumberjacks! The result was the creation of the **Women's Timber Corps (WTC)**. Women who joined the WTC were commonly known as **Lumber Jills**.

It's estimated that **440 MILLION** cups of coffee were consumed **each day** in the U.S. in 2023! I can't help but wonder how many of those cups of coffee were consumed by Medvillians!!!



*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](mailto:medvilnewsletter@comcast.net).

JoAnn Rose 603-361-6032  
[joannrose@comcast.net](mailto:joannrose@comcast.net)

Rides, small groceries list, light housekeeping/yard work, haircut, sewing, ironing: Ask—I might be able to help! 10/20

Barbara McDermott 603-785-5743



Cat sitting by cat owner. Lots of experience with finicky cats and cats requiring daily medication. References available upon request. 12/20



*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. 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](mailto:medvilnewsletter@comcast.net) Or place hard 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](mailto: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**  
**Grid Marshall: Alyn Miller**



## JANUARY 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b>			<b>1</b> <b>NEW YEAR'S DAY</b>	<b>2</b> 1 Mahjong PLC 6:30 Bingo DDC	<b>3</b> 6 Cribbage PLC non-league	<b>4</b>
<b>5</b>	<b>6</b> 6:30 Cribbage PLC	<b>7</b> 10 & 7 Play Pool PLC	<b>8</b> 10 Pool PLC 12:30 Knitting PLC	<b>9</b> 1 Mahjong PLC 6:30 Bingo DDC	<b>10</b> 6 Cribbage PLC non-league	<b>11</b>
<b>12</b>	<b>13</b> 6:30 Cribbage PLC	<b>14</b> 10 & 7 Play Pool PLC	<b>15</b> 10 Pool PLC 12:30 Knitting PLC	<b>16</b> 1 Mahjong PLC 6:30 Bingo DDC	<b>17</b> 6 Cribbage PLC, non-league	<b>18</b>  <b>8:30 Coffee PLC</b> 1 Meat Bingo DDC
<b>19</b>	<b>20</b> <b>MLK DAY</b>  6:30 Cribbage PLC	<b>21</b> 10 & 7 Play Pool PLC <b>6 BOD Mtg DDC</b> 	<b>22</b> 10 Pool PLC 12:30 Knitting PLC	<b>23</b> 1 Mahjong PLC 6:30 Bingo DDC	<b>24</b> 6 Cribbage PLC, non-league	<b>25</b>
<b>26</b>	<b>27</b> 6:30 Cribbage PLC	<b>28</b> 10 & 7 Play Pool PLC	<b>29</b> 10 Pool PLC 12:30 Knitting PLC	<b>30</b> 1 Mahjong PLC 6:30 Bingo DDC	<b>31</b> <b>4:30 &amp; 5:30 Baked Haddock Dinner DDC</b>	

**Metal Pick-up: 1<sup>st</sup> 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.**



# MEDVIL FINANCIAL SNAPSHOT

	Period Ending:	11/30/24								
<b>Year to date (YTD) Results</b>	<b>YTD Budgeted</b>	<b>YTD Actual</b>	<b>%</b>	<b>Satisfactory Results</b>	<b>Concerning Results</b>	<b>Unsatisfactory Results</b>				
<b>Cash &amp; Reserves</b>				Green	Yellow	Red	<b>Remarks</b>			
<b>Total Income Received</b>	\$1,662,925	\$1,765,188	106.1%	over 98%	95-97% of budget	under 95%				
Unbudgeted Income		\$112,988					R.E. Commissions, Comcast contract & Salon , etc.			
Total Lot Fees	\$1,652,200	\$1,656,250	100.2%	over 98%	95-97% of budget	under 95%				
Operating Acct. Balance		\$82,979								
All Reserve Acct. Balances		\$913,713					Includes Money Market & investment CD's & \$20,833 monthly transfer			
<b>Expenses</b>										
<b>Total Expenses</b>	\$1,459,778	\$1,409,953	96.6%	less than 3% over budget	3%-4% over budget	4.1% over budget				
<b>Utilities</b>										
Water	\$134,000	\$170,273	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	\$52,250	\$30,224	57.8%	less than 3% over budget	3%-4% over budget	4.1% over budget				
<b>Other Expenses</b>										
Capital funds expended	\$314,714	\$147,438	46.8%	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 \$ - spent \$10K for mower & \$9,930 for globes from 2025 budget			
Mortgage Expenses	\$866,389	\$859,638		no late payments		late payments	Principal & Interest			
All other expenses	\$813,805	\$756,484	93.0%	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			
<b>Total Net Income ***</b>	\$203,148	\$355,236	174.9%	equal to or over 100% budget	98%-99% of budget	under 98%				
<b>Debt Coverage Ratio</b>	1.100%	1.323%		greater than 1.1%		less than 1.1%				
<b>Note:</b> 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.										

# BAKED HADDOCK SUPPER

Saturday ~January 31st

Donald Drive Club House

There are 2 seatings, 4:30 and 5:30

**\$12.00 per person**



The menu...

- a large portion of haddock with a cracker crumb topping
- rice pilaf
- carrots
- coffee & dessert

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



*Our Bar is back!! You will be able to purchase raffle tickets which may be exchanged for a glass of wine, a beer or the carbonated beverage of your choice.*

**Don't forget your raffle money!!**



*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.*

Winter is here and it's time to think about filling your freezer!

# MEAT BINGO!

Saturday ~January 18th  
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.

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

*Games may be purchased individually BUT if you purchase all 15 games in advance, you get to play a final "bonus" game for "free", all others must pay a \$1.00.*



*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.***



# JANUARY



## TRAINING

Register online for our  
upcoming in-person & Zoom  
opportunities

Sun	Mon	Tues	Wed	Thu	Fri	Sat
			1	2 ROC-2-ROC	3	4
5	6	7	8	9 Policy & Advocacy Academy 1	10	11 Energy Essentials Exeter Public Library 4 Chestnut Street Exeter, NH
12	13	14 New Year, New Homes Zoom Training	15	16 Policy & Advocacy Academy 2	17	18
19	20	21	22	23 Policy & Advocacy Academy 3	24	25
26	27 MOTA Board Meeting	28	29	30 Policy & Advocacy Academy 4	31	

**ROC-2-ROC** meets the first Thursday of every month via Zoom; this is your opportunity to network with other ROC leaders.

**Policy & Advocacy Academy** is a 4-part in-person advocacy training designed to prepare ROC residents to build skills to participate in legislation and engage civic leaders. 5-8pm Jan 9th, 16th, 23rd and 11am-3pm on the 30th. Dinner/lunch included.

**New Year, New Homes** 6pm via Zoom. Learn from the ROC-NH Infill Specialist strategies to fill vacant lots in your community to increase operating revenue.

**Energy Essentials** is an in-person workshop (10am-1pm) designed to inform resident owners about the potential for community solar projects and weatherizing your home. Weatherization can save you money on heating and electrical costs. Lunch included.

The **MOTA** board meeting is held the 4th Thursday of the month. Come to learn about your rights as a manufactured homeowner and stay informed about the latest relevant legislature.

Register  
Here:



For more information and registration:  
[communityloanfund.org/loans-and-services/roc-residents/roc-resources/](https://communityloanfund.org/loans-and-services/roc-residents/roc-resources/)