



FRIENDLY VILLAGE of GORHAM

COMMUNITY NEWS November 2017

Special Dates in November

- 5 Daylight Savings—Ends at 2:00 AM
- 11 Veteran’s Day
- 13 World Kindness Day
- 14 World Diabetes Day
- 16 Great American Smoke-out
- 23 Thanksgiving
- 24 Black Friday
- 25 Small Business Saturday
- 27 Cyber Monday

Friendly Village Office
Will be closed for Thanksgiving
November 23rd and 24th

John and the staff wish you all a wonderful Thanksgiving

Winter time parking

A reminder there is no parking on the streets. Streets need to be clear so emergency vehicles have access especially when we have snow banks. When there is a snow storm residents can park at the clubhouse parking lot and in front of the clubhouse. We ask that you move your car early so we can clear our walkways and parking lots. Also as a courtesy when parking in front of the clubhouse, park to the side so the front is available to residents doing business at the clubhouse. Thank you



**REMEMBER DAYLIGHT
SAVINGS
TIME ENDS
NOVEMBER 5TH**

Set your clocks back one hour
Spring Ahead, Fall Back



**Happy Birthday
to all residents
who are celebrating a
November Birthday...
We hope you have
a great one!**

MANAGER’S CORNER:

Snow Season is fast approaching, so please **no on street parking**, during snowstorms. Cars **will** be towed.

Remove basketball hoops from the road way by November 11th.

Residents are reminded to remove your hose from the outside faucet to prevent a frozen pipe.

Check the caulking around the vents and pipes coming through your roof before winter to prevent leaks from melting snow and ice. Also clear roof of debris before winter snows set in.

Please keep your leaf bag weight down so we can lift them and throw into the trucks. **Remember if you cannot lift them - we cannot throw them!!!**

For your safety, if you are replacing bedroom windows, remember that at least one in each bedroom has to be an egress window. And all homes must have two exits at least 20 feet apart.



JOHN L. RICHARD

FRIENDLY VILLAGE CLUBHOUSE

Is available for Private Functions. Residents are required to provide a \$15 cash deposit for the outside door key and \$100 Cash or Check for the cleaning deposit, at the time of booking the Clubhouse. Deposits will be refunded in full when the key is returned and the Clubhouse is cleaned with furniture back in its original positions. All trash generated during the event must be removed from the clubhouse by the resident. Failure to follow these steps will result in forfeiture of the deposits.



Selling your Home

Just a reminder if you are thinking about selling your home.

You need to let us know prior to putting the home on the market to get a letter of approval to sell from the office. Please contact the office to schedule a time for John to come out and inspect the home.

He will look over the home to make sure the oil tank is in good condition, and that the home has working smoke and carbon dioxide detectors, etc. This needs to be done before going on the market per Community Guidelines clause #9.

We are happy to offer to sell your home through the Friendly Village office. We get numerous calls and emails each week asking about available homes, so we are a good resource to use to sell. Call Coleen in the office with any questions you may have.



Fall Lawn Care

1. Remove the leaves.

A carpet of colorful autumn leaves may look nice and be fun to play in, but they're no good for grass. They block the light and trap moisture, potentially fatal knockout punches for the unlucky turf underneath. So when the leaves are falling, blow or rake them away as often as you can. Even after the trees are bare, continue raking out the corners where the wind piles leaves up. If you don't, come spring the grass under that soggy, decaying mat will be dead.

2. Keep cutting, but to the correct height.

Don't put that mower away yet. Grass continues to grow up to the first hard frost, and so will need regular cuts to keep it at an ideal 2½- to 3-inch height. If you let it get too long, it will mat and be vulnerable to fungi like snow mold. Cutting grass too short is just as bad, because it curtails the root system—root depth is proportional to cutting height—and impedes the lawn's ability to withstand winter cold and dryness. Regular mowing also gets rid of those pesky leaves, chopping them up and leaving behind a soil-enhancing mulch.

3. Continue watering.

Frith says that people tend to let up on watering in the fall as the weather gets cooler. "They figure that nature will take care of things for them," he says. While it's true that there's more rain, more dew, and less evaporation at this time of year, that may not be enough to keep the grass roots well hydrated and healthy going into the winter. If your lawn isn't getting at least an inch of water a week—a simple rain gauge is a useful way to keep track—then keep the sprinklers or irrigation system running until the end of October. By that time, you'll want to disconnect hoses and flush the irrigation system to avoid frozen pipes and spigot

4. Loosen the soil.

Regular aeration—once every couple of years, according to Frith—prevents soil from becoming compacted and covered with thatch, a thick layer of roots, stems, and debris that blocks water, oxygen, and nutrients from reaching the soil. A core aerator corrects both problems by punching holes through that thatch and pulling up plugs of soil. "It's a good idea to aerate a lawn right before fertilizing," Frith says. "All those holes in your turf will let the fertilizer reach right to the roots, where it can do the most good." **Continued next column**

Pumpkin Gingerbread

"Wonderfully flavorful and fragrant bread for the holidays."

Prep: 15 min Cook: 45 min Ready in: 1 hour

Ingredients

3 cups sugar
1 cup vegetable oil
4 eggs
2/3 cup water
1 (15 ounce) can pumpkin puree
2 teaspoons ground ginger
1 teaspoon ground allspice
1 teaspoon ground cinnamon
1 teaspoon ground cloves
3 1/2 cups all-purpose flour
2 teaspoons baking soda
1 1/2 teaspoons salt
1/2 teaspoon baking powder

Directions

1. Preheat oven to 350 degrees F (175 degrees C). Lightly grease two 9x5 inch loaf pans.
2. In a large mixing, combine sugar, oil and eggs; beat until smooth. Add water and beat until well blended. Stir in pumpkin, ginger, allspice cinnamon, and clove.
3. In medium bowl, combine flour, soda, salt, and baking powder. Add dry ingredients to pumpkin mixture and blend just until all ingredients are mixed. Divide batter between prepared pans.

Bake in preheated oven until toothpick comes out clean, about 1 hour.

5. Add fertilizer.

Just as grass roots need water to last the winter, they also benefit from a shot of the plant sugars that protect roots from freezing and give the entire plant the energy to bounce back in the spring. Those sugars are produced by chlorophyll, which grass produces in abundance when there's enough nitrogen. That's why Frith recommends a late-fall application of a slow-release granular 24-0-10 fertilizer. The numbers indicate the percentage by weight of nitrogen, phosphorus, and potassium, respectively. Potassium is also important at this time because it aids in root growth, disease protection, drought tolerance, and cold resistance. (A soil test can tell you how much of each nutrient your lawn actually needs.) Frith cautions against spreading fertilizer close to waterways, however; they are vulnerable to contamination from runoff. Lawn Doctor's company policy is to maintain a 5-foot buffer wherever water is present.

6. Spread seed.

"A dense lawn also is good protection against weeds," Frith says, which is why it's important to overseed existing turf. Not only does that fill in thin spots or bare patches, it allows you to introduce the latest in resilient, drought-tolerant grasses. Fall is the best time to overseed because the ground is still warm, moisture is more plentiful, nights are cool, and the sun is not as hot during the day. But even then, "overseeding is one of the most challenging lawn-care chores," Frith says. You can't simply broadcast seeds over an established lawn and expect them to take hold. They need to be in full contact with the soil, kept moist until they germinate, and be well enough established before it gets too cold. Renting a slit seeder is a better option than broadcasting, but those machines are notorious for tearing up turf and leaving your lawn looking like a harrowed field. Frith says that Lawn Doctor's proprietary Turf Tamer power seeder, which sows seeds by injecting them into the soil, is a less-damaging option.

7. Stay on schedule.

Each of the steps above has to be done at the right time for best results. Otherwise, it's wasted effort. .



Prepping your home for Winter

Preparing your manufactured home for winter is not much different than that of a home built on site. However, there are some preparation and maintenance tips listed below that may be unique to a manufactured home. The following items are merely suggestions for maintaining your home and you should always consult your manufactured home owner's manual for specific instructions.

1. Skirting should be installed per the manufacturer's instructions, keeping in mind to allow adequate ventilation so that odor or condensation problems do not occur. Make sure all drain lines from air conditioner, heat pump, etc. drain to outside of home skirting.
2. Close all access points in skirting to keep rodents and other wild animals from living under your home.
3. Adjust storm door closures for proper closing action and latch function to prevent excessive air infiltration.
4. Vent the clothes dryer directly outside the home. Improper venting will contribute to major condensation problems in the home.
5. Water lines should be protected by wrapping them first with an approved heat cable. Install the heat cable per the manufacturer's instructions, which may vary according to the type of water riser in place. At the beginning of cold weather, check to be sure heat tapes are plugged in and in good working condition. If you are planning on being away for an extended period of time, it is best to shut off water supply completely.
6. Make sure garden hoses are disconnected from outside faucets to allow freeze proof faucets to drain..
7. Furnace filters should be installed and cleaned regularly (monthly) as air cannot pass through a dirty filter thereby increasing your operating costs.
8. Check for ice or snow buildup around your furnace or water heater roof caps. It is important to keep this area open to provide for proper operation.
9. During periods of severe cold, leave cupboard and closet doors open at night and when you are away so that heat may circulate in these otherwise cold areas.

10. Check the underside of your home for any holes in the belly board. Be sure all heat registers are in working order and sealed. Replace any inoperative or damaged registers.

11. On multi-section homes, make sure crossover pipe is installed to both halves of the home and are in good working condition. There should be no holes and no water in this pipe and it should be fully insulated.

12. Check to be sure heat tapes are plugged in and in good working condition.

13. Fix all plumbing leaks to keep sewer line from freezing. Sometimes toilet tank leaks can be small and unobservable. To check tank for leak, tie the float up in the evening; and if the tank is lower in the morning, you will know that you have a leak.

14. Keep any fuel tanks as full as possible to avoid freezing.

Your Manufactured home manual will give you other tips that can be helpful in not only preventing costly repairs associated with freezing, but also to enhance the energy efficiency of your home.



2018 Dog Registrations

You can register your dog for 2018 in the Gorham Town Clerk's office or online now until January 31, 2018. After January 31, 2018, a \$25.00 late fee per dog will be added to your registration. Please bring the current Rabies Certificate and Spayed/ Neutered Certificate with you to register your dog.

Once licensed, please bring your proof to Coleen at the Friendly Village office to update our files. Proof of current inoculations for dogs and cats is required yearly.

We do work with the Animal Control Officer, Scott Nystrom, to identify animals in the park that are not in compliance with Town and Park rules.

Attention pet owners

Please remember pet waste is your responsibility.

It is not acceptable to allow your dog or cat to leave droppings on other peoples lawns or to put bagged poop at mailboxes or in others recycle bins.

Responsible ownership of pets is expected in Friendly Village. Violations can result in the requirement to remove your pet from the community.

All pet waste must be picked up and bagged, including small dogs and cats. Those walking their pets on the power lines, please do not allow your dog to go to the bathroom in the roadway to the water building.



Tongue Twister: There once was a skunk who sat on a stump, the stump said the skunk stunk and the skunk said the stump stunk.

POLICE - FIRE- RESCUE,
Emergency dial: 9-1-1
Non-emergency dial: 839-5581

For Friendly Village
Maintenance Emergencies:
Water-Sewer-Power
Dial Friendly Village Pager:
207-400-0368
For Use In An Emergency Only
Weekends & After Office Hours

Friendly Village of Gorham,
5 Ash Drive, Gorham, ME 04038
Phone: 839-5577 Fax: 839-3233
friendlyvillage@mainemobilehomes.com

www.mainemobilehomes.com
facebook.com/friendlyvillage.ofgorham
Office Hours: Mon-Fri 9-12 & 12:30-5
(Hours subject to change w/out notice.)
Notary services are available in
the Friendly Village Office.



**Yard Cleanup Services:
Do you want to make some extra
cash this winter?**

*Are you available for roof-raking, snow-
shoveling, and/or snow-blowing drive-
ways and walkways this winter in the
F.V.Community?*

If you are, please contact the office with
your name and contact information. We
can post this information in the Decem-
ber newsletter and also pass it on to any-
one who calls in the office looking for
this service.



**ALL PINEGROVE HOMES ARE ENERGY STAR EFFICIENT.
**CHECK OUT WHAT QUALITY CRAFTSMANSHIP AND ENERGY
EFFICIENT FEATURES LOOK LIKE ****

NEW HOME LISTINGS

****NEW HOME**** 30 HEMLOCK DRIVE \$81,900 Pine Grove 14 X 68 This 2 bedroom 2 bath home features a pleasing neutral palette with white trim and doors to allow you to add those touches of color to suit your style. Large open eat in kitchen with oak cabinets all the stainless steel appliances you could want. Second bedroom near to the main bath and laundry area. Master Bedroom has an attached master bath with a walk in shower and walk in closet. This home comes with a full 1 year factory warranty and a 10 year limited manufacturer's warranty.

****UNDER CONTRACT**** 14 CHESTNUT CIRCLE \$ 113,900 Pine Grove 28 X 48 Step into this home into an open entertainment area consisting of living room, dining area and kitchen to a home with 3 bedrooms and 2 baths with 1280 sq ft. of living space. Kitchen is a work of art, it features solid wood cinnamon maple stained cabinets, black premium appliance package with dishwasher, propane self cleaning double wall ovens, propane cook top and microwave/hood combo. The open living room features a fireplace with cinnamon stained maple surround, ready for your wood fireplace for those cold winter nights. The two standard bedrooms feature ceiling fans and large closets for storage. The Master bedroom is it own sanctuary away from the other bedrooms in the home, with a large walk in closet. The master bath has a walk in shower and double vanity with a linen closet. Coming in from the back door takes you into the mudroom/laundry room that is a great feature to keep your home tidy. This home comes with a 1 year full factory warranty and a 10 year limited manufacturers warranty!

****NEW HOME**** 7 CEDAR CIRCLE - \$109,900 Pine Grove 24 X 52 Walk into this 2 bedroom/2 bath home from the built-in farmers' porch with composite decking and vinyl rail. Wonderful open area of dining room, living room and kitchen, with a cute computer room off from the living area. The kitchen has white solid wood cabinets, with a complimentary gray island with premium plus stainless steel appliances that sets nicely on the barn wood look upgraded vinyl flooring. The computer room has a built-in desk with space for a pull out for guests. The main bath has a sun tube to bring in extra natural light without the worries of leaking like skylights. Master suite has an attached bath with a large walk in shower and large walk in closet. Side entry into a mudroom with laundry hookups will keep your home clean. This home comes with a 1 year full factory warranty and a 10 year limited manufacturers warranty!

PRE-OWNED HOMES FOR SALE

39 MAPLE DR 2007 14 x 68 - This Titan home has been well maintained and you will love the screen porch for those warm nights, to sit out and enjoy the breeze without the bugs. Two large bedrooms at each end, master bedroom has a walk in shower in it's attached bath. Other bedroom is right next door to the main bath. Large kitchen featured tons of oak cabinets for lots of storage, it opens into the living room which makes a wonderful entertaining area. Great home, asking \$52,500

Thinking about selling your home? Maybe moving to warmer weather or to be nearer the grandkids?
Call Coleen to talk about how we can help you, 207-839-5577

