



Happy
**FATHER'S
DAY**

**COMMUNITY NEWS
FRIENDLY VILLAGE
of GORHAM
JUNE 2020**

Dates to Remember in June:

- 2 Rocky Road Day
- 6 D-Day WWII
- 8 World Ocean Day
- 14 Flag Day
- 20 Summer Solstice longest day of the year
- 21 Father's Day
- 26 Take your Dog to Work Day
- 28 Paul Bunyan Day
- 29 Camera Day
- 30 Meteor Day

**Due to Covid-19
restrictions the annual Friendly
Village of Gorham cook-
out has been cancelled.**



Parking at Clubhouse

***For long term parking, we ask that you park at
the playground parking lot or to the right hand
side of the clubhouse parking lot (as you look
from the street) to keep the front of the clubhouse
free for parking residents doing business.
Reminder: keep last spot on left open for handi-
cap access to the ramp entrance to the clubhouse.
Thank you***



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

MANAGER'S CORNER:

This year 2020, has not turned out to be the best so far. Due to the Covid-19/CDC guidelines our pool and clubhouse will not be opening for the near future. We hope you understand and if you have any questions please call.

Reminder that fireworks are not allowed in the Community what so ever per town code along with any open burning in the Community!

Watch the mail boxes for the Street Sweeper Notice!

With summer upon us remember to be a good neighbor, with warm nights and windows open, keep noise levels to a minimal.

If you're thinking about Dish or Satellite TV call the office first.

JOHN L. RICHARD

SOME
Super **Heroes**
 Don't have
CAPES...
They are
called **DAD**

Visit your Local Farmer's Market

June is the beginning of the season to buy local produce grown right here in Maine.

So visit your local markets and get some fresh veggies, fruit and meat.

Gorham - South Street, Sat. , 8:30 am to 12:30 pm

Scarborough - Rt. 1., Sat. , 9 am to 1 pm

Portland - Monument Sq, Wed. 7 am to 2 pm

Portland - Deering Oaks, Sat., 7 am to 1 pm



Check online: getrealmaine.com for more markets and pick you own farms

Strawberry Cobbler I

Prep: 15 min Cook: 35 Min Ready in: 50 Min

Recipe By: JJOHN32

"Serve with cream or ice cream."

Ingredients

1/2 cup white sugar

1 tablespoon cornstarch

1 cup water

3 cups strawberries, hulled

2 tablespoons butter, diced

1 cup all-purpose flour

1 tablespoon white sugar

1 1/2 teaspoons baking powder

1/2 teaspoon salt

3 tablespoons butter

1/2 cup heavy whipping cream

Directions

1. Preheat oven to 400 degrees F (205 degrees C).
 Butter a 2-quart baking dish.

2. Combine sugar, cornstarch, and water. Cook over medium heat, stirring constantly, until thick and hot. Stir in strawberries and remove from heat. Pour mixture into the baking dish, and dot with 2 tablespoons butter.

3. Sift together the flour, sugar, baking powder, and salt. Cut in 3 tablespoons butter. Stir in cream. Mixture should be fairly soft. Spoon on top of berries.

Bake for 25 minutes in the preheated oven, or until biscuit is golden brown and filling is bubbly.

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Sprucing up your lots

Just to remind residents that loam and mulch are available free of charge for your use on your lots. The bark mulch pile is located at the end of Maple Drive near the gates for the garage. The loam pile is located at the end of Ash Drive, just past the storage area gates.

You are responsible for moving the amount you need for your project via buckets or tarps covering your trunk.

Another reminder to residents when planting and putting in gardens to check with the office if planting near the road. We like to keep back from the road so we do not damage you trees/shrubs when plowing. So set-back is important. If you are digging in your yard, we require you to call DIGSAFE (dial 811) to make sure it is safe to dig where you want.

June is High School Graduation Month

Do you have a young adult in your family, who is graduating from High School and preparing to go to college or jump into the working world. Here are a few gift ideas:

- Magazine subscriptions
- Luggage
- Cash
- Hands-free head phones for phone
- Gift cards for electronics
- Gas cards
- College dorm trunk
- Heavy-duty laundry bag
- Classy watch
- Travel mug
- Portable charger for cell phone
- Sturdy tote bags for books and groceries
- Gift certificate for groceries
- Small Tool box and First-Aid kit



Reminder to residents

We are in the process cleaning up the community from the winter. This is a reminder to residents to keep our yards picked up and presentable.

No trash left on decks or piles up behind your home. That is just smelly and a potential health hazard drawing in animals to your yard.

Tools, Toys and equipment need to be put away in your sheds for storage.

Pick up behind your animals, nothing worse than living next to a home that nothing gets cleaned up behind someone's dog or cat.

Have a neighbor who needs a little help maintaining their lot, pitch in and help them. So if you are great at gardens and lawns, offer your advice to help someone who doesn't have a green thumb.

Some residents are great and some of you need to work on your yard to bring it up to park standards. There will be more violation notices sent out until we get the community following the guidelines on lot care better.

NOTICE OF ADDENDUM TO COMMUNITY GUIDELINES

We felt there should be some clearer language regarding "Open Fires" policy in the guidelines.

Effective July 1, 2020- Regarding "Open Burning" further explained. Section 11 Paragraph d: is amended to:

D) No open fires are permitted. Open fires include leaf burning and wood fires on the ground or in containers. Open fires also include wood burned in charcoal grills, and wood or LP gas fire pits.

The term "open fires" does not include following acceptable forms of outdoor cooking: charcoal burned in charcoal grill/smoker, pellet and gas grills. All outdoor cooking appliances shall meet UL/ANSI safety standards.

6 Mobile Home Maintenance Tips (that every mobile homeowner should know)



1. **Make Sure Your Mobile Home is Level:** The most important tip a professional can give a mobile homeowner is to check your home every year to ensure it is level. Mobile homes can settle over time. If a mobile home is not properly leveled it can cause several issues: doors and windows will not shut properly, cracks appear in walls, and leaks occur. You can buy a water level online for less than \$60.

2. **Skirting Ventilation** :A mobile home's skirting, or perimeter enclosure as the pros call it, is more important than most realize. Skirting acts as an insulator for the whole home, it adds protection from pests, and it adds curb appeal. Skirting should be secure so animals cannot get in but have adequate venting so humidity cannot damage the home and mold cannot grow.

Proper ventilation is serious business. There is a formula (1:150) that you can use to ensure you are giving your home the proper skirting ventilation based on your square footage. In other words, there should be one square foot of venting for every 150 square foot of space under your home. You will need to install these vents within 3' of each corner (to prevent dead air pockets).

3. Roof Maintenance: If you have a leak on a flat mobile home roof you will need to fix it as quickly as possible. There is also to reseal or recoat it regularly. Some manuals state this should be done every year.

Make sure your flashing is in good condition and there are no soft spots or cracked caulking. Also, make sure you use the right coating. Asphalt or aluminum coatings cannot be used on PVC or rubber (EPDM) roofs.

Gutters are important as well. To avoid winter water damage, be sure to clean out and inspect rain gutters for leaks or holes. They should be slanted so water runs away from your mobile home. Do not forget to check and repair downspouts or extensions.

4. Know your Home's Measurements: Mobile homes, built before July 1978, will not use standard 'big box construction store' sizes. Bathtubs are usually smaller than those available at Lowe's or Home Depot. Doors, both interior, and exterior, are usually smaller as well. Windows are also typically an odd size.

As soon as you can measure everything: cabinets, fridge, stove, windows, doors, tubs, faucets, counters, closets, etc. This way you will always know if that beautiful countertop you found at the flea market will fit.

Make sure doorknobs, faucets and other fixtures are fitted properly. In case you need to change them, take your current hardware along with you to the hardware store. Some fixtures for mobile homes are specially designed just for mobile homes.

5. Helpful Plumbing Tips: Mobile home plumbing is a bit different from site-built homes, but the same concept applies: the plumbing system has a supply line, a waste or drain line, and ventilation. The pipes must be able to breathe to work properly.

Ideally, all mobile homes will have a shut-off valve at every water feature. If possible, add one to the toilet and faucets in the bathroom and kitchen. Make sure you know where your main shut-off valve is to your home, too.

6. Learn How to Inspect a Mobile Home: While a homeowner inspection should never replace a professional inspector, it is smart to do a regular inspection of your home. Problem is, most of us do not know what to look for or know when something seems 'off.' Here's a quick list of common issues you should look for when doing a mobile home inspection

- Are the I-beams bent or rusted?
- Is the wood floor framing damaged or rotted?
- Are the masonry piers cracked, chipped, or otherwise damaged?
- Are the masonry piers in contact with the steel frame?
- Are the masonry holes in blocks used in the piers facing upward or sideways?
- Are wooden wedges present between the pier cap and the steel frame?

Is there perimeter blocking located underneath large wall openings such as sliding glass doors and windows greater than 4' in length?

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

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 & 12:30-4:30
(Hours subject to change w/out notice.)
Notary services are available in
the Friendly Village Office.



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HOMES ARE ENERGY STAR EFFICIENT.

****LET'S DESIGN THE HOME OF YOUR DREAMS, TOGETHER****
ALL HOMES ARE LISTED ON ZILLOW

NEW HOME SALES

56 MAPLE DRIVE \$142,900 2020 Pine Grove 28X48 This 3 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. Wood look walnut luxury vinyl flooring throughout the home looks amazing against the white shaker cabinetry and will make clean up a breeze. This kitchen feature a premium stainless steel appliance package, with wall ovens, cooktop, dishwasher, commercial style hood and side by side refrigerator with ice and water dispenser. All the bedrooms will be have high quality deep carpeting for comfort, second and third bedroom are located near the main bath. Master Bedroom has an attached master bath with a walk in shower and walk in closet. Custom made steps and deck round out this home, deck is located on the back of the home for privacy and 8x10 shed included. This home comes with a full 1 year factory warranty and a 10 year limited manufacturer's warranty.

PRE-OWNED HOMES FOR SALE

***** PENDING*** 78 MAPLE DRIVE \$123,900 2017 Pine Grove 24x56** This 3 bedroom 2 bath home looks brand new!! Luxurious Master Suite with attached Master bath will become your retreat. Lots of storage in the bath, double vanity, linen closet and walk in shower. Other two bedrooms are good size with large closets, one is towards the front of the home near the main bath and the other is located near the Master. Kitchen features spiced maple cabinetry, dark counter tops and premium Stainless Steel appliances, propane range, side by side fridge with ice and water dispenser, pot scrubber dishwasher and microwave/hood. Beautiful glass front overhead cabinets will be the showplace for your "good" dishes. Nice dining area is right off the kitchen and the living room is nearby, large enough to do your entertaining easily. To cap off this beautiful home, there is a roof covered porch for the entryway to sit out and listen to the birds in the area. This home comes with an 8x10 shed, central air conditioning and a standby generator. The lot has been professionally landscaped and maintained.

22 ASH DRIVE - \$79,900 2007 Pine Grove Home 28 x 52 Enter this spotless home into the open concept living room with wood burning fireplace that features an oak surround and built in storage on each side. Light oak cabinets and large windows make the eat in kitchen a spacious and airy place to make and enjoy meals with family. Large master with walk in closet and attached master bath featuring a whirlpool tub will be your haven to relax. Two more bedrooms that share the main bath round out this beautifully maintained Pine Grove Home. Appliances and ceiling fans have been updated in the past year. Snowblower and ladder in the 8X10 shed part of the sale will be added value to the sale.

IF YOU ARE THINKING OF SELLING YOUR HOME GIVE THE OFFICE A CALL TO TALK ABOUT LISITING YOUR HOME. COLEEN LISTS ALL OVER THE INTERNET FOR FAST SALES. REMEMBER WE HAVE A SALES REFERRAL PROGRAM TO ANYONE YOU SEND TO US THAT BUYS A HOME THROUGH OUR OFFICE. See the office for restrictions and form. CUSTOM ORDER YOUR OWN ENERGY STAR HOME! Prices start at \$99,000.00
CONTACT COLEEN AT OUR OFFICE, 839-5577