



Happy  
**FATHER'S  
DAY**

**COMMUNITY NEWS  
FRIENDLY VILLAGE  
of GORHAM  
JUNE 2022**

**Dates to Remember in June:**

- 3 National Egg Day
- 6 D-Day WWII
- 8 World Ocean Day
- 14 Flag Day
- 19 Father's Day
- 21 Summer Solstice longest day of the year
- 25 Battle of Little Big Horn
- 27 National Sunglasses Day
- 29 Hug Holiday

**Please make sure if your children are playing at the playground area that they pickup their trash and toys and bring them home when they are done. We are finding a lot of trash and toys left behind at the playground and handicap ramp area each day. Thank you**

***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:**

Due to recent Boil Order I would like to remind residents that when your water pressure drops to a very low flow, assume that there will be a Boil Order. When in question please call the office to double check. I go by the pressure reading at the water building to determine the need for a Boil Order.

Pool will be open as of Memorial Day please follow the rules!

Please be a good neighbor, as windows are opened keep the noise down. Nobody wants to hear TV or music in their home.

Bark mulch and loam is in for your use.

We are still working on the playground project to fit in the foot print at the clubhouse.

**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  
 Orchard Ridge Farm- 236 Sebago Lake Rd  
 7 am to 6 pm  
**Scarborough** - Rt. 1., Sat. , 9 am to 1 pm  
**Portland** - Deering Oaks, Wed. 7 am to 2 pm  
 Sat., 7 am to 1 pm



**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 piled 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.

### 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**  
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**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](mailto:friendlyvillage@mainemobilehomes.com)  
[www.mainemobilehomes.com](http://www.mainemobilehomes.com)  
[facebook.com/friendlyvillage.ofgorham](https://facebook.com/friendlyvillage.ofgorham)  
Office Hours: Mon-Fri 8:30 to 4:30  
(Hours subject to change w/out notice.)  
Notary services are available in  
the Friendly Village Office.

**Yard Cleanup/Mowing Ser-**  
**vices:**  
  
Sammy's Yard Work  
523-9526  
  
Interested in advertising your ser-  
vices call the office to get added to  
the next newsletter



**ALL PINEGROVE**  
**HOMES ARE ENERGY STAR EFFICIENT.**  
**\*\*LET'S DESIGN THE HOME OF YOUR DREAMS, TOGETHER\*\***  
**ALL HOMES ARE LISTED ON ZILLOW**

## **NEW HOME SALES**

**39 HEMLOCK DRIVE—June 2022 tentative delivery:** 2022 Pine Grove 14x60 2 BD 1 BA Wonderful open floorplan with a cute porch on front. This home will be installed in a neighborhood of multiple other new homes, on a sunny corner lot. Enter the home protected from the weather onto a porch, to the open living room/kitchen area. The kitchen features salvaged oak cabinets, our premium stainless steel appliance package, luxury dark wood look vinyl floors and eat at bar. Both bedrooms have heavy duty pad & 45 oz sunset beige carpeting, and large closets for storage. Utility area of home is ready for a space saving stackable washer/dryer unit. Comes with an 8x12 shed stained to match the home, custom built steps & composite deck with vinyl rails. Lawn, driveway and walkways installed as weather permits. Should be move in ready for July 2022 list price \$159,900 plus tax

**\*\*\*\*\* 2022 DESIGN AND ORDER HOMES COMING FOR SPRING & SUMMER**

### **ALREADY PURCHASED:**

**14 CHESTNUT CIRCLE—Delivered and installed**  
**7 BEECH CIRCLE—delivered and installed**  
**65 HEMLOCK DRIVE—Aug 4th tentative delivery**

### **PRE-OWNED HOMES FOR SALE**

**69 MAPLE DRIVE—UNDER CONTRACT**  
**42 EVERGREEN DRIVE: UNDER CONTRACT**