

A View from the Meadows

June 2025 Edition, Volume 20



Welcome to the Neighborhood!!

We want to extend a warm welcome to all new Whittier Meadows unit owners! We hope that you are enjoying your new home and our friendly community.



Greetings, Whittier Meadows Residents,

I regret to announce that this will be my last edition of 'A View from the Meadows' quarterly newsletter. I've thoroughly enjoyed this project which I began in the Fall of 2020 and hope you found it worth reading.

In the past, I gave myself two months to work on the next edition but realized in the past year that it's taken more energy for me to get started. So, it's time to let this project go.

I've appreciated the thoughtful feedback that I've received along the way. Thank you to those of you who took the time to read it.

Our Whittier Meadows private Facebook page certainly is a fun way of communicating and we are all thankful to Barb Shaer, who oversees this site. See page 14 for more information on how you can join this private Facebook site.

Please be assured that the Board of Trustees will continue to send project updates along with the monthly Board meeting minutes or summaries and financials along with Beth's periodic & helpful reminders.

Thank you! Annie Winslow

WM Projects March through May 2025

Board Meetings and Projects

- The Board met on Wednesday, March 12th, April 9th, and May 14th in which each meeting ran approximately three+ hours. The May meeting was Board-Only and met in person offsite.
- Minutes and May's meeting summary were distributed to residents and posted at the mailboxes.
- The first draft of the Rules and Regulations document will be sent to our attorney, Janet Aronson of _Marcus, Errico, Emmer & Brooks, P.C. for review. Once the final draft is approved by the Board of Trustees, it will be submitted to the Registry of Deeds and distributed to all Whittier Meadows residents.
- Walk-Arounds:
 - The May walk-around by Bill Yasi, of Yasi Home Improvements, and Board members began on Monday, May 12th. Bill and Paul Bareford inspected half the decks while the Paul Panaccione, Sarah Longo, and Annie Winslow checked unit exteriors.
 - The building inspection was completed on Tuesday, May 20th. The deck and paving inspections are in progress.
 - Required repairs concerning decks, stoops, walkways, gutters, drainpipes, garage doors, etc, were listed and will be prioritized to determine what work will be accomplished this year, based on safety and finances.
- The Board selected Freedom Pest as Whittier Meadows new pest control company. In prior years, we maintained an annual contract with Andover Pest Control for \$15,000. They provided an annual treatment around the building exterior and individual maintenance issues. Beth is in the process of getting a quote for one annual treatment from Freedom Pest. Afterwards, they will only be called on an as-needed basis and will charge accordingly. This will result in a substantial savings.
- A Freedom Pest representative inspected our property and provided useful feedback and suggestions regarding pest control and the problem with bird-feeders. A new policy regarding bird-feeders is under discussion.
- Board members spent many hours reviewing our new financial reports. The accounting process was switched from a cash system to an accrual system, which provides a much more accurate picture of our finances.
- A decision was made to increase the unit owner's insurance deductible from \$15,000 to \$25,000, which according to E.P. Management, is now an industry standard.
- Beth met with Kevin LaChance to review turf problems that resulted from snow plowing. Kevin raked, added loam and seeded all the identified areas.
- A decision was made by the Board to invite residents to attend Board meetings on a bi-monthly basis. This rational for this decision is due to the high volume of issues being discussed and how long the meetings are running.

Some of the completed Maintenance/Landscaping tasks

- Valley Outdoor Design, our new landscapers, completed the Spring cleanup and has begun their mowing schedule. The wet weather and drainage problems at Whittier Meadows has caused a delay. There are still areas where the grass can not be cut due to the accumulated water. Distribution of mulch for our gardens began on Wednesday, May 21st is completed.
- Fixed leaking gutter and rotten fascia board on unit.
- Repaired four stoops that were bad or dangerous condition. Repaired cracked walkway.
- Repaired or replaced broken light poles; several secured with crushed stone. It was determined that several of the posts are rotten and must be replaced.
- A tree was removed at unit 29; tree at unit 35 was trimmed.
- Repaired a broken drain and rebuilt a stone wall located close to a gas meter.
- Cleaned shed (removed two truck full of old material). The lock on the shed was broken and will be repaired.
- Moved or re-directed several downspouts to reduce flooding problems.

A Reality Check

We are all aware of the high condo fees we, as Whittier Meadows residents, are paying and I'm sure many of you are concerned about how these funds are allocated. It may be easy to assume that our finances are flush with funds, yet in reality, the Board is in the process of determining our most critical projects and which projects can be accomplished this year based on our budget restrictions.

Several critical projects include: crumbling road paving, deck repair, stoops and walkways, building maintenance, and on-going drainage problems.

Beth and the Board are rethinking how to proceed with these issues. Despite our prior comfort with former vendors, the Board now determines what we want to accomplish, review vendor contracts and select vendors who are the best match; not who offers the lowest bid. **Safety** and **Preservation** are the driving factors.

Valley Outdoor Design – This company has offered a path to a healthier lawn. The outcome will be a better environment for us, your pets, birds, and the wildlife.

Decks - During the Board's walk-around, with the advice from Bill Yasi, Yasi Home Improvement, we identified decks that need to be completely rebuilt, others that need boards replaced and most need to be re-stained. Decks that need to be totally rebuilt will be our priority. Damage due to the weight and water from plants on decks and railings is also a concern and ways to mitigate this is also under discussion for 2026.

Building Maintenance – Instead of following the five-year painting/maintenance cycle, Board members and Bill Yasi identified which unit clusters require the most attention. Maintenance and painting will be completed for units 21-24, 25-28, 76, 137-140 this year with necessary exterior repairs for units 73, 74, and 75.

Paving – This week, Board members with Eno, E.P. Management maintenance staff, began marking the damaged road areas that we will get vendor quotes on, then finalize a final paving plan for 2025 & 2026.

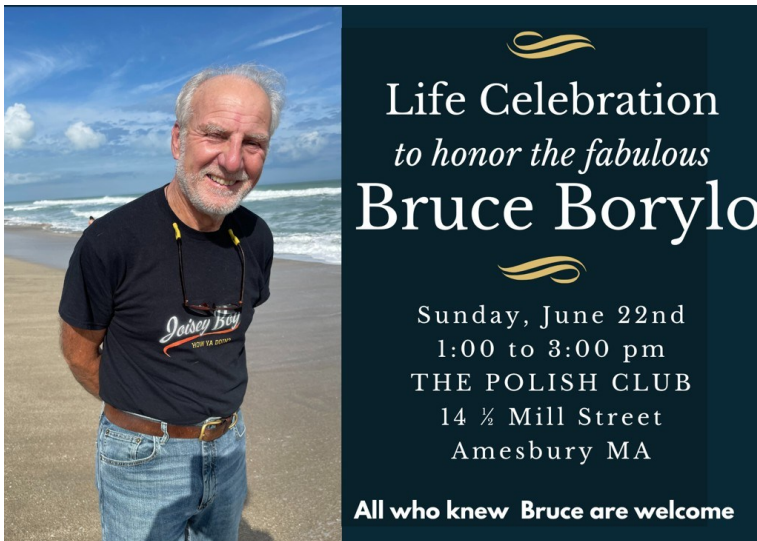
We are saddened by the passing of four Whittier Meadows residents this year.

Jacqueline Storti, a former Whittier Meadows resident who lived at Unit 132, died on February 28th. According to her obituary listed on Legacy.com, she loved to read, play bridge, square dance and scrapbooking. 'While in her eighties she got her first tattoo and went sky diving'. We are all grateful for the year she spent serving on our Board.

As many of you know, Cathy Toomey, a well-known Real Estate agent in this area, is one of Jacqueline's five children.

Jacqueline's full obituary can be found at:

<https://www.legacy.com/us/obituaries/name/jacqueline-hoyle-storti-obituary?id=57695781>



Bruce Borylo resided at Unit 11 and passed away on March 25th.

His obituary describes Bruce's career as a passionate history teacher in the Haverhill school system. He loved tennis, rock climbing, and hiking along with having a 'serious love' for history and politics.

All are welcomed to his Celebration of Life. Bruce's full obituary can be found at:

<https://www.legacy.com/us/obituaries/legacyremembers/bruce-borylo-obituary?id=58296562>

Beth Clelland, a resident at unit 163, died in March. At this point, there is no obituary, but she was resided at Whittier Meadows for the past 24 years.

We are also saddened to learn of Ramesh Bhatt's death in February 2025. Our condolences to his wife, Bharti and daughter, Dipti, who reside at unit 158.



2025's Earth Day Theme

OUR POWER, OUR PLANET™

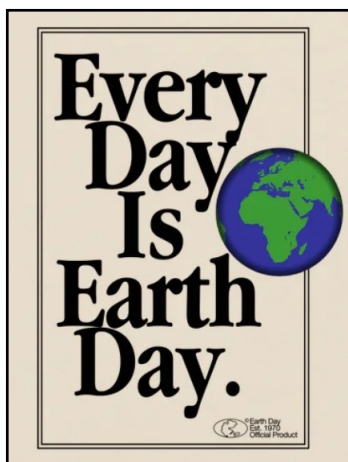
We were pleased by the number of people who participated in our 4th Annual Earth Day Condo Clean Up Day on Saturday, April 19th. This year, ten people made time to participate during this busy Easter weekend. Please thank Cheryl McGrail and Jana Whiting, who faithfully organize and promote this event, along with the help from Paul & Patty Bareford, Karen Shuman, Ed & Annie Winslow, Johanne Knowlton, Michael Pope, and Sean McGrail. We were fortunate that the weather was perfect - cool and sunny, and everyone was pleased with what we accomplished and had fun chatting along the way.

So, with gloves, trash picks, and sturdy trash bags, this team covered the property's perimeter as well as along the dog park path in about an hour and a half. Together, the team managed to collect approximately 8-10 green trash bags. This includes the full bag of trash that Cheryl McGrail and her son, Sean, collected on Friday afternoon along Fern Avenue.

The shed area is always pretty bad. This year, we found loose recycling items, paper coffee cups, water bottles and three pots of adorned Christmas plants that someone dumped. If you have a dead plant to dispose of, toss the plant; not the plastic pot! It was equally annoying to find green bags of dog poop flung into our woods.

Reminder: Help keep our community beautiful by securing your recycling barrels to avoid loose debris from flying about and by picking up any trash that you find when you are out walking. Everyone's effort is appreciated! Consider joining us next year!

Thank you!



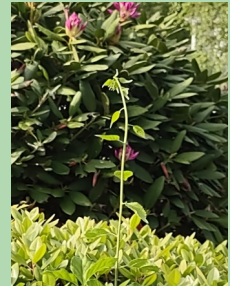
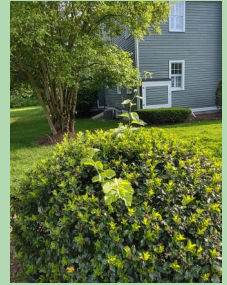
Will you help?

What always catches my eye when walking around our property are the bittersweet vines and saplings growing within the scrubs. It looks awful and distracts from the manicured appearance of our property.



Can you help? When you have a free moment, please check your garden shrubs and the nearby common gardens for these invaders and get rid of them.

Yes, VOD will get to this work, but we can do our part NOW to ensure the beauty of our property. Your efforts will benefit all of us. Thank you!



Any interest in a Yard Sale this Fall?

Do you have an unwanted lamp or piece of furniture that you no longer want and are interested in selling?

If so, a community wide Whittier Meadows Yard Sale could be scheduled sometime this summer. This would only be worthwhile if five or six residents wish to participate **AND** **we have a volunteer who would will serve as the Chair or Co-chair for this one-day event.**



Please note that the Association does NOT permit an individual resident to hold his/her own yard sale or moving sale. The reason is to avoid undue traffic and disturbance to one's neighbors. ONE exception to this rule occurs when a unit owner has died and the executor or family member is clearing the unit for its sale. With prior Board approval, a one-day sale will be permitted

Contact Annie Winslow if you are interesting in chairing this event or wish to participate. Text or email me at 508-733-0651.

Lake Gardner

We are so fortunate to have this beautiful lake, with it's beach and trails in close proximity. It's a wonderful spot to spend a day, swimming, canoeing, kayaking, or fishing. Lake Gardner gets a weekly bacteria test during the summer, so it's advisable to check results before swimming for your safety.

Beach Rules <https://www.amesburyma.gov/270/Lake-Gardner>

- ◆ There are no lifeguards, swim at your own risk. Swim within the buoys.
- ◆ Dogs are not allowed on the beach from Memorial Day to Columbus Day.
- ◆ Dogs must be leashed at all times on the trails, and on the beach in the off-season.
- ◆ No fires or grill use at any time, per the Amesbury Fire Department.
- ◆ Jet skis are prohibited, motorized boats may only be used by those who live on the Lake.

Grilling - a favorite past-time

Only propane or electric grills may be used at Whittier Meadows.



Grills located on decks:

- Grills can only be used on first floor decks if there is an outdoor stairway to the ground or the deck is at ground level or on those units with patios.
- Per insurance regulations the grill must be placed 10 feet away from the building.
- Grills on decks must be placed on the side of the deck furthest from the building.
- The grill should not be in close proximity to the deck railing, when in use.

Grills located off the deck:

- Do not put the grill directly on the grass. It is suggested that owners, without a patio, purchase cement blocks on which to place the grill away from the deck. Please be mindful of the landscaping.
- The grill should not be placed close to the deck railing.
- For grills on patios-grills may not be placed under second floor decks and cannot be under any covering.


Gas Grill Safety

- Open the grill lid when you light it. Propane can build up inside and when ignited, the lid may blow off.
- If you smell gas while cooking, turn off and get away from the grill. Call 911 from a safe location. Do not move the grill.
- Always turn off the burners and close the propane cylinder when done cooking.
- Never leave a burning grill unattended.
- Grills should not be placed under overhanging branches.
- Use of outdoor grills always require an adult in attendance.
- Keep children and pets three feet away from grills. Children should never play near grills or propane cylinders.
- Keep all matches, lighters and lighter fluid away from children.

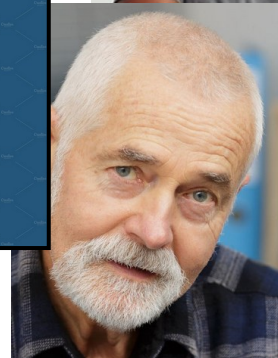
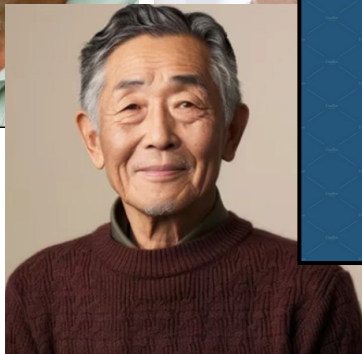
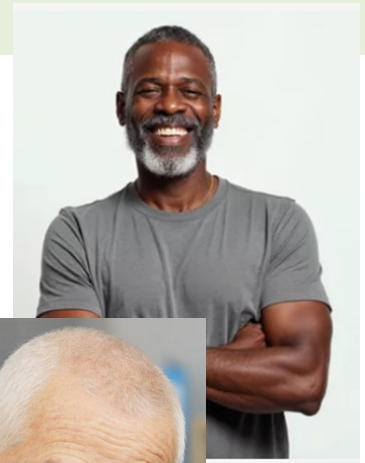
Handling Propane

- Keep all propane outdoors, at least 10 feet away from building openings such as doors, windows and dryer vents, and 20 feet away from air intake vents and ignition sources.
- Do not smoke while handling a propane cylinder.
- Propane grills or tanks should be stored upright in an outdoor, shaded area. They may not be stored inside units or garages.
- Do not leave cylinders in a vehicle
- Cylinders should not be used, stored, or transported where they can be exposed to high temperatures.

Gas Grill Care and Maintenance

- Follow the instructions in your owner's manual for the care and maintenance of your gas grill.
 - Check that all connections are tight before turning on the gas.
 - Detect leaks by dabbing the connections with a solution of soapy water and turning on the gas momentarily. If bubbles occur, there is a leak that must be fixed before the grill is used. Do not use matches or lighters to check for leaks.
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- Check the tubes to the burners for blockages resulting from insect nests or from grease. Use a pipe cleaner or wire to clear blockages.
 - Clean the grease trap every time you grill.
 - Take tanks and grills that need repair to a propane dealer or a qualified appliance repair person.
 - Replace propane cylinders that are old, rusty, or showing any other signs of disrepair.

The source of this article was taken from the Mass.gov website, <https://www.mass.gov/info-details/grilling-safety> and edited to adhere to Whittier Meadows Rule and Regulations.





Happy Fourth of July!

The New Colossus

Not like the brazen giant of Greek fame,
With conquering limbs astride from land to land;
Here at our sea-washed, sunset gates shall stand
A mighty woman with a torch, whose flame
Is the imprisoned lightning, and her name
Mother of Exiles. From her beacon-hand
Glows world-wide welcome; her mild eyes command
The air-bridged harbor that twin cities frame.

"Keep, ancient lands, your storied pomp!" cries she
With silent lips. "Give me your tired, your poor,
Your huddled masses yearning to breathe free,
The wretched refuse of your teeming shore.
Send these, the homeless, tempest-tost to me,
I lift my lamp beside the golden door!"

'The New Colossus' is a sonnet by American poet, Emma Lazarus (1849-1887). She wrote the poem in 1883 to raise money for the construction of a pedestal for the Statue of Liberty (Liberty Enlightening the World.) https://en.wikipedia.org/wiki/The_New_Colossus

America the Beautiful
O beautiful for spacious skies,
For amber waves of grain,
For purple mountain majesties
Above the fruited plain!

America! America!
God shed His grace on thee,
and crown thy good
with brotherhood
From sea to shining sea!

Amesbury's Annual Block Party
Thursday, June 26th, from 5:30 pm to 8:00 pm
Heritage Park and Water Street in the Lower Millyard
Sponsored by Amesbury Chamber of Commerce
Free Admission

All are welcomed!!!



The purchase of food, drinks, and activities require tickets. You can either purchase tickets at the Newburyport Bank ticket booths or online at <https://members.amesburychamber.com/member-events/Details/2025-amesbury-chamber-of-commerce-block-party-1375088?sourceTypeld=Website>

Important reminder to clean your clothes dryer lint trap

While walking around Whittier Meadows as part of the Board's annual inspection, we noticed traces of lint coming from the roof exhaust vent on a fair number of units. This is a sign that residents are NOT removing the lint from the lint trap after each clothes dryer load. A buildup of lint becomes dangerous when combined with the 'friction and heat of the dryer' and can cause a fire.

As stated in our Rules and Regulations, the Board and Management HIGHLY recommends that residents have their vents cleaned every two-three years.

According to an article from ServPro, the U.S. Fire Administration states there 'are approximately 2,900 dryer-related fires each year, accounting for \$35 million in property loss, five deaths, and 100 injuries.

Dryer Lint Fire Prevention Tips provided by ServPro

According to the U.S. Fire Administration, the following tips can help prevent dryer lint and other laundry-related fires:

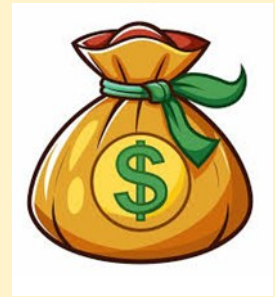
- ◆ Every three months, clean lint out of the vent pipe.
- ◆ Clean behind the dryer where lint can build up.
- ◆ Use a nylon brush to clean the lint filter every six months (or more often) to prevent clogging
- ◆ Have a professional regularly inspect and clean your dryer, especially when it is taking longer than normal to dry.
- ◆ Unplug or disconnect the dryer if you will be away for an extended period.
- ◆ Ensure the area surrounding the dryer is free of materials that may catch fire.
- ◆ Do not use a lint filter that is clogged, damaged, or loose.
- ◆ Do not use a dryer without a lint filter.

Source: <https://www.servpro.com/resources/fire-damage/dryer-lint-fire-hazard-lurks-laundry-room>



Planning for your future

I'm sure I'm not alone in finding the May/June issue of the **2025 AARP Bulletin** quite informative. The 'must-read' report focused on Social Security and Medicare, its history and long-term projections. Since 2021, the funding for these federal programs is not sufficient and more money is paid out in Social Security payments than collected through tax revenues. It is Congress's responsibility to find a solution to avoid a possible reduction in monthly SS payments and/or increased medical costs.

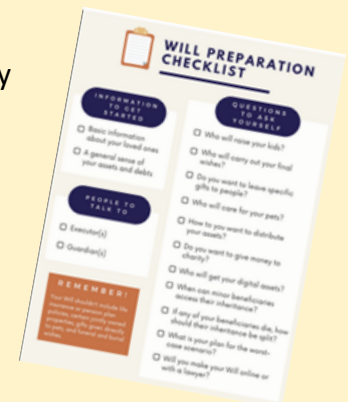


One article states Social Security is secure until the end of this century. Yet, the Social Security Board of Trustees state the trust funds that help pay for our benefits will be short of money by 2035 (and 2036, for the Hospital Insurance Trust Fund) if no action is taken. By then, I'll be in my 80s and this is no longer considered 'old' by today's standards.

Another article outlined the financial 'burden' one faces with the death of one's spouse/partner. Not only is there the loss of your partner's Social Security (if he/she receives it), the available survivor's benefit may

increase what you receive currently but won't match the combined benefit you now receive with two SS incomes. (There are stated eligibility conditions for survivor's benefit.) Another factor mentioned is the 'widow's penalty' which means the surviving spouse may pay more annual taxes as a single filer.

Planning periodic reviews of your long-term financial plan will help you determine if changes are needed. Think about brainstorming some 'what if' scenarios. These may help you plan accordingly and to avoid any unpleasant surprises down the road. This effort will benefit you in reaching your financial goals and your piece of mind.



DATES	EVENT	DATES	EVENT
WED. JUNE 11	WM BOARD MTG	WED. OCT. 8	WM BOARD MTG
SUN. JUNE 15	FATHERS DAY	MON. OCT. 13	INDIG PEOPLES/COLUMBUS DAY
THURS. JUNE 19	JUNETEENTH DAY	FRI. OCT. 31	HALLOWEEN
FRI. JUNE 20	SUMMER BEGINS	SUN. NOV 2	DAYLIGHT SAVING TIME ENDS
FRI. JULY 4	FOURTH OF JULY	TUES. NOV 4	MUNICIPAL ELECTION
WED. JULY 9	WM BOARD MTG	WED. NOV 11	WM BOARD MTG
WED. AUG. 13	WM BOARD MTG	THURS. NOV 27	THANKSGIVING
MON. SEPT. 1	LABOR DAY	WED. DEC 10	WM BOARD MTG
SUN. SEPT. 10	WM BOARD MTG	SUN. DEC. 14 (eve)	HANUKKAH
SUN. SEPT. 14	GRANDPARENTS DAY	SUN. DEC 21	WINTER BEGINS
MON. SEPT 22 (eve)	ROSH HASHANAH	THURS. DEC 25	CHRISTMAS
MON. SEPT. 22	FALL BEGINS	WED. DEC 31	NEW YEAR'S EVE
WED. OCT 1 (eve)	YOM KIPPUR		

WHITTIER MEADOWS FACEBOOK PAGE

"Residents@WhittierMeadows"

Any resident who wishes to be a part of this private FB page, will have to actively join and be accepted into the group. Please to do not invite your friends, family members, or other acquaintances to join this FB page, They will be declined. This FB page is private, and only for the use of our residents who own units in WMC, or are renters of a unit."

The **GUIDELINES** will be as follows:

- ♦ Be respectful and courteous.
- ♦ Be Informative: The Residents@WhittierMeadows Facebook group has a specific purpose: **the exchange of information, help, and social announcements.**
- ♦ The group will not be for posting your random thoughts/posts or general negativity. Nor will it be a political forum. Your own Facebook page is perfect for those things.
- ♦ There will be no public shaming. Trollers and those who make personal attacks will be removed immediately and will be blocked from the group. No exceptions.
- ♦ Photos: Do not post photos of people without their permission

If there are any other guidelines you would like to see written into the FB page, please let me know. My email is bfshaer@yahoo.com. Any other comments or suggestions will be greatly appreciated.

Thanks, Barb Shaer
Facebook Administrator, #24

Board of Trustees

Kenn Blade	kenn.blade.27@gmail.com	Paul Panaccione	paulpanaccione@yahoo.com
Annie Winslow	ahtoffey@yahoo.com	Sarah Longo	slongo39wm@gmail.com
Paul Bareford	paulebareford@gmail.com		

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Beth Gandelman, Property Manager & Jonathan Ziner, Senior Property Manager

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EPM EMERGENCY 24 HOUR ANSWERING SERVICE

For common area emergencies after hours, on weekends, and holidays, you can call our office and you will be prompted on how to reach our live answering service, or you can call directly at **781-979-2716** and explain the nature of your call. The answering service will contact the appropriate person who is "on call" to handle the emergency.