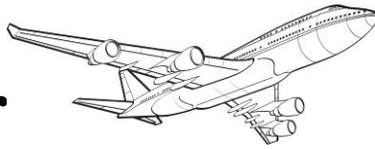


# Friday Flyer

Village of Nagog Woods 978-263-4887



Website: [www.villageofnagogwoods.com](http://www.villageofnagogwoods.com)

August 20, 2021



## In the Community this week

Site staff continued to work on work orders, mowing, the pool and trash this week. They also started some of the patio work that's been building up. They currently have a list of units that need either repair or replacement of their patios.

Cran Marsh took a break from roof work, partially because of the weather and because they're waiting on additional materials to arrive to finish building 16. They should be back on site mid next week to start the repairs on building 20 and then will tackle the clubhouse roof after the pool is closed for the season.

Connection of vents in buildings 28 and 16 should be done in the next week or so. If you're a resident of one of these building, we'll be contacting you to make arrangements for Colonial Comfort HVAC to get inside and connect the bath fans to the new vents in the roof or siding.



## This Week's Board Meeting

### **Open Session: There were questions from residents around the below**

- Questions on when building 16 roofing project will be complete. We need to get the HVAC company in to hook up the vents in the attic.
- The rusty generator at the front entrance has been removed and the propane tank that powered it is scheduled to be taken out on 9/3. This is the soonest a company who can do the work could get out to Nagog.
- Questions around stumps, debris, etc at building 25. There is a drainage project that should begin soon, and cleanup will be

done as part of that. More to come once we have that work scheduled.

- Questions around the club house and its renovations. This is still an ongoing subject and will be part of the budget discussions for next year. There is a task force in place to work on pulling together recommendations and bringing them to the board. Our new management company also has a division that helps with these kinds of projects, so I am sure we will also leverage them.
- Resident noticed a toilet running in the downstairs men's room of the club house. Request was made that the staff walk the club house daily for lights on, running water, inspection etc.

### **Board Meeting Notes:**

- Right now, we have some shifts our lifeguards cannot fill for next week due to school starting early this year. We are seeing if we can get additional help, but we may have limited hours next week. As of right now the pool will be closed:
  - Monday (8/30) 6-8
  - Tuesday (8/31) 6-8
  - Wednesday (9/1) 6-8
  - Thursday (9/2) 6-8
- As you are probably aware, we had planned to paint 3 buildings this summer. We requested TDG go back to the vendor to see what could be done to improve the longevity of the work. The board was not satisfied with the vendor's response, so has decided to not move forward with them. We are putting the project back out to bid and we'll see if we can get any buildings done this year. It may have to wait until next spring. As a board we are facing challenges with our aging buildings and the impact this has on the painting project. We will be working with our new Management

Company to see how best to tackle these issues, while trying to control condo fees. The constant repair work is becoming a big draw on our budget and we of course have to maintain our buildings and your investment. The initial full building envelope proposal the board received was estimated at 19M and this is of course outside our budget.

- The board approved a contractor to repaint the speed tables throughout the complex.
- For people who have been in the club house you probably saw all the buckets on the floor in the main room. The club house roof has been leaking in multiple spots due to all the rain. The board has approved redoing this roof, including adding some additional skylights in the back corner where the pool tables are. This is scheduled to happen this fall after our vendor does some repair work to the roof on building 20.

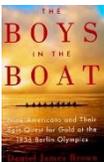
provides access to both the front door and the gym door from the same card. Until they've been delivered, your old card & key to the gym will work.

### Thursday Meet & Greet



### Love Books? Live in the Village? Sept 10!

Village Book Group 2<sup>nd</sup> Friday of every month. Thoughtful books you'll remember. Meetings held at a Village home or on Zoom. Next Meeting:  
**Sept 10, 2021**



**“The Boys in The Boat: Nine Americans and Their Epic Quest for Gold at the 1936 Olympics”**

Author: Daniel James Brown

Nine Students from the University of Washington in Seattle were determined to win a gold medal for

Rowing at the 1936 Olympic Games in Berlin, Germany. An epic, fascinating true story!

Want More info? Contact Karen Watkins:

[karenjunewatkins@gmail.com](mailto:karenjunewatkins@gmail.com)

### New Keycards

The new keycards for the access system at the clubhouse have finally arrived. We'll be programming the panel with the new cards next week and be distributing them throughout the village. This new system