

# Brook Ridge Newsletter

February 2018

**Community Manager:**  
**Tom Flanders, NH VP**  
**Sales: Mike Curtin**

**Community Operations:**  
**Scott Shibles and**  
**Robert Lee**

**Office Hours: M-F**  
**8:00 AM—4:30 PM**  
**Phone 644-8800**

**Brook Ridge** 2  
**LadiesGroup**  
*by Ruth Hanlon*

**BR Communications** 2  
**Committee**  
**Update**

**BR Gentlemen's** 1  
**Group Update**

**Thank you for making**  
**Brook Ridge**  
**your home!**

**If you have any community news you'd like to share,**

**Please contact Tom**  
**at 644-8800, or**  
**t.flanders@jensenco**  
**mmunities.com.**

## Happy New Year

**Manager's Notes:** As I'm writing this, the weeks spring like weather has me thinking forward to projects that can be started once spring is truly here. Of course, last year we got a foot of snow in early April so we need to exercise patience. Snow removal has gone pretty well this winter and it is our hope that the majority of the winter storms are over and done with.

We plan to install an in ground irrigation system at the pavilion area this spring so the area won't be littered with hoses and we can more efficiently water the area. There is also work that needs to be performed at the sewer pump station that although not really noticeable to residents will help ensure consistent and efficient operation of this vary important function. We've added a new HD television in the community building and an additional hand rail will be installed from the parking lot to the front door.

Jensen's welcomes the following new residents to the community: George and Jacqueline Dunn at 72 Crescent Street; Sharon Garnier at 59 Sagewood Circle and Janice Kelble at 35 Hunt Street.

### Brook Ridge Gentlemen's Group News

Not many activities were planned during the winter months, but a NEW TV was installed in the Community Room in time for the Super Bowl. (Thanks Tom, Robert and Scott.) A dozen residents gathered to enjoy chips, dips, chili, BBQ meatballs, healthy veggies and taco salads. Oh yes, chewy brownies, too. If you missed the BASH, then plan for next year's game.

Now that we have a new TV and DVD box to use, we are trying MONDAY NIGHT MOVIES again. Watch the Bulletin Board for dates, titles and times.

#### LOOKING FORWARD TO THE SPRING AND SUMMER MONTHS:

- \*\*\* HORSESHOES for MEN and WOMEN to learn and play (TUESDAY NIGHTS, 5:30 P.M.)
- \*\*\* BOCCE BALL We will need a planning group of Women and Men.
- \*\*\* How about CROQUET Matches???
- \*\*\* PANCAKES AND SAUSAGE BREAKFAST at the PAVILION in EARLY JUNE
- \*\*\* Some discussions about a WALKING GROUP ???

#### Continuing activities:

CARDS (Cribbage and Poker) Tuesday night and Wednesday night respectfully.

Breakfasts are on the SECOND Wednesday of the month. MARCH will be at THEOS and APRIL at Mary Ann's. (All information is posted on the bulletin board in the Mailroom.)

Please, if you have ideas, contact us: Dick Pingree 606-1535 and Will Ashworth 606-2398.

We are always looking for volunteers to help in planning and implementing the activities.

**Brook Ridge Communication Committee—Condensed Minutes—Meeting of Feb. 7, 2018**

**List of Service Providers** – Jensen's continues to update a list of contractors or service providers who have worked with residents and who do a good job. Please forward any information you have to Tom. The list will be posted in the mailroom and is available by contacting Jensen's.

**Traffic light on Rte. 3** - Jensen's wrote to the Administer of the Bureau of Planning and Community Assistance asking the State to install a light at the intersection of Rte. 3 and either Dartmouth or Hunt streets. So far, there has been no response. John Cooperider has collected numerous signatures of Brook Ridge residents on a petition requesting the same. He'll deliver this to both Town officials and the Hooksett Representative to NH Legislature.

**Electrical outlets in the Community Building** – During a recent resident get together, there was a problem with the circuit breakers not being able to handle numerous heating appliances. There are separate circuits on the north and east walls of the room. Utilizing the outlets on the two walls should alleviate the problem.

**New TV** – It was suggested to hang the new TV on the wall so it is higher and more easily seen by a group.

**Suggestion to install Lights at Pavilion** – **There was a suggestion to add lighting to the pavilion.** Tom asked why this was suggested because the few times that there are groups using the pavilion it is usually in the summer when it is light quite late. Adding lighting will encourage even later use, which could disturb those residents whose homes are located adjacent to the pavilion. The Committee felt that this should be tabled, at this time.

**Additional Hand Rail** - A suggestion was made to install a hand rail from the front entrance to the community room building to the edge of the parking lot. All thought this was a good idea and Jensen's will install a railing in the spring.

**Meeting Schedule for 2018** – May 2, August 1 and November 7, 2018 at 9:00AM, with the goal to be completed by 10:30 AM.

**Brook Ridge Ladies Group**

The ladies began the New Year by making fleece blankets for cancer patients who are being treated at the Elliot Hospital. It is such a joy to see the reaction of folks when they are delivered. We also received a warm reaction from the Department of Social Service staff when we delivered the wonderful Christmas presents for our "adopted" children that were purchased by the ladies.

Our first visitor for this year was Dara Bradda, Assistant Director at the Hooksett Library. Dara had an open forum and answered many questions about what the Library offered. She also stated that anyone could call for an appointment to have a tour.

Donna von Gunten, Regional Director of New Essential Oils will be our guest speaker at our March 15<sup>th</sup> meeting. Donna will advise the ladies on the various uses of the oils and creams and will also allow the ladies to test some of the samples.

The Brook Ridge Ladies meet the first Thursday of the month for a luncheon at a local restaurant and the third Thursday of the month for a meeting. Ruth Hanlon—[rhdph@aol.com](mailto:rhdph@aol.com)

Please remember that Jensen's now utilizes the MLS service when we list a home for sale in the community. This also goes out to a number of other on-line services like MHVillage, Zillow etc.. The last few houses that have sold at Brook Ridge have run into numerous problems because of lack of understanding of financing a home on leased land and other issues related to a land lease community. Thankfully, Jensen's has been able to clarify these problems with both the Sellers and the new Buyers. Why not list your home with the company that only sells manufactured homes on leased land and avoid these unnecessary delays and problems?

Jensen's also has a referral policy. If you refer a friend or family member who purchase a home from Jensen's, in one of our thirty one communities, we send you a check for two months rent if they purchase a new home or one month's rent if they purchase a used home.