

# Brook Ridge Newsletter

Season's Greetings to All!

December 2018

**Community Manager:**

**Tom Flanders, NH VP**

**Sales: Mike Curtin**

**Community Operations:**

**Scott Shibles and**

**Robert Lee**

**Managers Notes:** Winter decided to come a little early this season and with it comes the usual headaches. We have once again contracted with Faulkner Landscaping for the snow removal in the community. We have a list of residents who work and need to be able to get out early however, please be advised that more than 1/3 of the homeowners in the community are now on this list. Obviously, not everyone can be first, but we'll work with the contractor to try to make all roads and driveways at least passable, first thing in the morning and during those dreaded continuous all day storms! Please let Jensen's know, by an email or a written Resident Request form if you notice that the contractors have done damage to a garage door, trim or part of your home as soon as you notice this. We need to contact Faulkner within a certain time frame so they can check and review it to certify that their workers did the damage. Your attention will help keep our notice to them timely. We hope the holiday season will be filled with happiness for all. Here's looking toward a wonderful 2019!

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

## Gentlemen's Group News

.Activities are slowing down to an indoor mode. In reflection, the summer and fall seasons were fun and busy with new opportunities to play bocce ball and other games.

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

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The men are still touring the local restaurants each month on the second Wednesday. This is a breakfast starting at 8 am with a ride to the chosen eating place, conversation, FOOD and a return ride back home around 10 am. So, come join the group. WATCH the **Bulletin Board** and sign-up.

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

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Remember that Tuesday is cribbage night. Women are welcome.  
Wednesday night is poker night.

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

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For the past 2 years, Brook Ridge residents have participated in bell ringing indoors for the Salvation Army of Hooksett at Pro Bass Shop. At this moment, we do 2 days during the holiday season. IF interested, please call Will (606-2398) or Dick (606-1535).

**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.**

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.

**Brook Ridge Communication Committee****Condensed Meeting Minutes for November 7, 2018**

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. The handrail and solar lights have been installed.

Bocce Court – A proposal was received that requested that a bocce court be constructed in the area by the horse shoe pits. The bocce court has been installed and is utilized by a number of residents.

Parking outside the Community Building – Some residents still park on the side of Mailhouse Road and walk across the street to get their mail. Others take up the 10-minute parking spaces for much longer periods. Jensen's will be placing new signage in this area. One space closest to the front entrance ramp will continue to be designated as a handicapped space. One other space will be designated for 10 Minute Parking to get mail only. The other 2 spaces will be able to be used on a first come first basis.

Review the Resident Request Form and when it is required – Tom handed out the form that all applicants must sign when applying to become a resident of Brook Ridge. The form clearly states that before a resident can make a change to the exterior of their home or home site that they need to put a request in writing to Jensen's and receive written permission from Jensen's Inc. before starting the project. This community rule is not intended to unduly restrict a resident from making changes or upgrades to their home or home site.

**Meeting Schedule for 2019** – February 6, May 1, August 7 and November 6, 2019 at 9:00AM, with the goal to be completed by 10:30 AM.

**From the Town of Hooksett** - Do you have thoughts you'd like to share about transportation in Hooksett? Then share them with Hooksett's Community Development Department and the Hooksett Master Plan Update Committee. The action items and recommendations set forth in this document will inform planning and development decisions made over the next decade, and we want you to participate in the process! The Hooksett of tomorrow will largely be shaped by the contents of this document. Go to the Town of Hooksett's web page and complete the survey. It'll only take you about 5 minutes to have your opinion heard.

**Brook Ridge Ladies Group**

The Brook Ridge ladies group had a wonderful "Welcoming" for our new neighbors on November 4<sup>th</sup>. It gave everyone a chance to meet new folks and explain what we do for activities. Thank you to all the ladies who participated.

The ladies better known as "Santa's helpers" have selected the gift they will purchase for one of our "adopted children". This year we are able to provide for five children due to the raffle ticket sales. Many thanks to Joan Stenquist for selling the tickets and to those who purchased them. We also will be purchasing grocery gift cards. All the gifts will be brought to the Hooksett Town Hall on December 6<sup>th</sup>.

The ladies will be enjoying our annual Christmas Potluck Luncheon on December 13<sup>th</sup>. There will be a variety of delicious dishes as well as desserts. All the ladies will participate in a Yankee swap after we finish our wonderful meal.

We will be making fleece blankets at our January meeting. The blankets will be donated to the Elliot Hospital for patients receiving chemotherapy.

For information on joining the Brook Ridge Women's Group, please call Ruth Hanlon at 624-4089.