



Community News Friendly Village of Gorham February 2019

Dates to remember in February:

- 1- National Freedom Day
- 2- Groundhog Day
- 3- Super Bowl
- 12- Lincoln's Birthday
- 14- Valentine's Day
- 18- President's Day
- 22- Washington's Birthday



The office has two sets of keys left at the mailboxes since December. If you have lost keys please stop by the office to see if we have them!

Do you need a little extra assistance with your groceries?

The Gorham Food Pantry offers food assistance at no cost to any Gorham resident in need.

Gorham Food Pantry
299-B Main St., Gorham

Open Thursdays 9-11AM

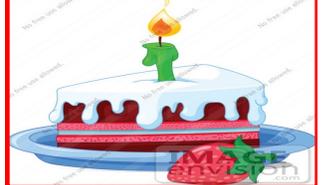
They are also open on the 2nd & 4th Wednesday of each month from 6-7PM.

For additional information visit the Gorham Town Office.

Happy Birthday

to all residents who are celebrating a February Birthday...

We hope you have a great one!



Valentine's Day is celebrated on February 14 in countries all over the world. It is a chance to show how much you adore or love a special someone, whether they are a friend, child, relative, or sweetheart. All kinds of gifts are given, but the most common ones include: cards, chocolates, jewelry, flowers, and romantic dinners.

February 2, Groundhog Day, originated on this day back in 1887 in Punxsutawney, PA, by German settlers. If the groundhog comes out of its hole and sees its shadow, we will have 6 more weeks of winter. If it does not see its shadow, we will have an early spring.

German Proverb:

"The badger peeps out of his hole on Candlemas Day and if he finds snow, walks abroad; but if he sees the sun shining he draws back into his hole



MANAGEMENT CORNER:

I know that we have had little snow to speak of, but I still would like to remind you of the following,

No parking on the streets during snow storms so that we may get the streets as clean as possible. Vehicles will be towed at your expense.

Keep pathways to your oil tank and water shut offs clear of snow.

Snow should be removed from your roof after 6 or more inches have accumulated.

And remember if you see icicles you have a chance for water back, causing damage to the interior of your home.

February can be a very snowy month, so were not out of this winter yet!

On a positive note Spring is only 48 days away!

John L. Richard



UPDATING YOUR PARK INFORMATION

I cannot stress enough to please keep the park office updated on important changes in your contact information, info on your pets and people living in your home.

We are not trying to be intrusive into your life. There are times we need to reach out to you quickly via phone or email. An example: there was a resident involved in an accident, another resident let the office know about it and thought we needed to contact a relative to let them know of the accident. The phone number the office had in the system was no longer in service. We were lucky that the relative was at the home when we sent one of the maintenance people up to let them know what was going on. This created an unnecessary delay.

I use the emails I have with resident's permission to notify of boil order updates etc. Any info I need to get out to as many as possible as quickly as possible email is my best tool.

It is also important to let us know who is living in your home and to update us on changes in your household. Again for emergency sake, example: if there was a fire, it is important that the fire department know who lives in the home to make sure everyone got out. If you kick your significant other out, you may be eligible for your rent to be reduced. We do background checks on any new residents over 18 as per our community guidelines for the safety of the community. If you have a dog, we need to know about it for a number of reasons, safety of the community & staff (has it had it shots), compliance of park rules (is it registered with the office and town, is it neutered) and there is an extra fee due to the park for owning a dog.

Please keep the office updated on this type of information it is important for many reasons. Give me a call, stop by and ask for the forms needed to update or email me. I will be happy to do updates whatever way is easier for you.

Thank you, Coleen



Homestead Exemption

The 1998 Legislature enacted a law giving homeowners property tax relief beginning in the spring of 1998. Under this law, homeowners are eligible for reduction in their permanent residence's property valuation. This law continues in effect for the coming tax year. Those who applied for and received this exemption in the current tax year and are still residence owners in Gorham will receive it again this year. They **DO NOT need to reapply** for it. It will be applied to qualified owner's property taxes until they sell, move, or the Legislature rescinds the program.

New Applicants Must:

1. Have owned their permanent legal residence in Gorham for the twelve months prior to April 1st of each respective year. Fill out and return this form to the Assessor's Office by April 1st to qualify for the exemption. The first tax bill to be impacted by an approved Homestead Application will be the Fall bill. If a residence owner did not receive this exemption last year, they may apply for the coming year by obtaining an application online via Town of Gorham website or pick up one at the Clubhouse office.

Veterans Exemption

Title 36, M.R.S.A. Section 653

A property owner may be eligible for a reduction in the valuation of their property if they:

- Own a residence in Gorham on April 1 of the tax year in question
- Are a veteran who is not dishonorably discharged
- Served during a recognized war period in the U.S. Armed Forces
-

Are over 62 or are a not remarried widow of a qualifying veteran. If the veteran is under 62 but is 100% disabled due to a service-connected disability, he/she might likewise qualify. In any case the veteran must fill out a form and provide proof of service and discharge, such as a copy of their DD214 form. Application forms are available by contacting the Gorham Assessing Office, you can pick one up at the Clubhouse office also. Forms must be in the Assessing Office by **April 1**, in order to qualify for an exemption for the upcoming tax year.

Nutella Stuffed Peanut Butter Cookies are the ultimate combination of two sweet spreads all in one soft, chewy, and gooey bite!

Ingredients

1/2 cup Nutella	1/2 cup granulated sugar
1 3/4 cups all-purpose flour	1/2 cup packed light brown sugar
1 teaspoon baking soda	3/4 cup creamy peanut butter
1/4 teaspoon baking powder	1 large egg
1/4 teaspoon fine salt	1/2 teaspoon vanilla
6 ounces (1 1/2 sticks) unsalted butter, at room temperature	

Directions

Scoop out 26 1-teaspoon sized scoops of Nutella onto a parchment lined baking sheet. Freeze until solid, about 1 hour.

Preheat the oven to 350°F. Line large baking sheets with parchment paper.

In a medium bowl whisk together the flour, baking soda, baking powder, and salt.

In a large bowl, use an electric mixer to beat the butter and sugars on medium-high speed until smooth, 1 to 2 minutes. Beat in the peanut butter until fully combined. Beat in the egg and then the vanilla. On low speed gradually add the flour mixture.

Drop 2-tablespoon sized balls of dough onto the prepared baking sheets, spacing 2-inches apart. Using your hands, break each ball of dough into two pieces and place a teaspoon of frozen Nutella in between. Form the dough around the Nutella, making sure the edges are sealed. Using a large fork, slightly flatten the dough and make a criss cross pattern with the tines.

Bake for about 12 minutes, or until slightly browned. Allow the cookies to cool on the pan slightly before transferring to a wire rack to cool completely. Serve or store in an airtight container at room temperature for up to 4 days.

Manufactured Home Maintenance

Purchasing a mobile home is a cost-effective way to obtain a comfortable home. You'll spend much less per square foot than you would for a conventional home, while still enjoying comparable beauty, style, comfort, and the benefits of home ownership.

Any type of home requires a good deal of work to keep it in optimum condition, and mobile homes are no different in that aspect. However, there are some practical differences in maintaining, repairing, and decorating mobile homes. Even the most experienced do-it-yourselfer may come across a few challenges, but don't let that discourage you. There are great resources available to help you tackle everything from the simplest to the most demanding tasks, so you can enjoy your new home for many years to come.

The following ten tips will help when performing routine maintenance, making repairs, and decorating your mobile home:

Keep it Level

Making sure your home is properly leveled is one of the most important issues. When your mobile home is set up, it will be leveled, but over time, you may need to have it adjusted. If doors fail to close properly, windows don't seem to fit right, your floors squeak when walked on, or you are noticing cracks in walls or ceilings; your home may not be level. There are kits available with instructions that will walk you through this process, or you can call a professional to level your mobile home.

Keep Skirting in Good Repair

The skirting around your mobile home is important for energy efficiency and for protecting the belly of the home. Repair holes immediately before they can cause further damage.

One simple way to repair small holes is to apply tape from the inside and then coat the hole with caulk from the outside. Use a paint scraper to smooth it. Apply more if necessary. Smooth again, allow it to dry, and then sand it. Wipe away any sanding residue. You may also be able to find colored caulk that is a close match to the existing color of your skirting.

Keep the Exterior Clean

When it comes to cleaning the exterior of your mobile home, you may consider renting or purchasing a power washer so that you can get the job done quickly. If you do, ask for specific instructions from the dealer before attempting to use it. You can damage your siding or injure yourself if you don't know what you're doing. Take care to follow all instructions precisely for the best results.

You can also purchase a long extension handle to attach to a scrubber or sponge, if you like the idea of getting some exercise while cleaning your siding.

Use Appropriate Materials for Home Improvement

When doing interior home improvement projects keep in mind that some materials used in mobile homes are different from those used in conventional homes. For example, you may have paneling or vinyl-covered drywall. First, treated paneling and vinyl are difficult to replace (if you want the same style) since they are generally discontinued quickly as styles change. They

can also be difficult to paint, but there are products and techniques available to help make the process easier.

Printed Paneling and Painting

Painting over printed paneling requires sanding and wiping away residue. For grooved paneling (generally found in older mobile homes), apply joint compound within each groove. Allow it to dry completely. It will contract, so you will need to use a second application. When it is dry, sand over the compound as well as the rest of the wall, and wipe away sanding residue. Prime the entire wall, allow it to dry according to the directions on the primer label, and then apply paint as you normally would.

Painting Vinyl-Covered Drywall

When attempting to paint vinyl-covered drywall, you may be faced with other challenges. Many times, even after sanding and priming, the pattern will still show through the new paint. Look for stain blocking primers or consider using a faux painting technique and creating your own subtle pattern to camouflage the existing one. Some people suggest textured treatments to hide the existing print completely.

Corner Tubs and Shower Curtains

If you have a corner tub, you may be wondering how you can find a shower curtain to fit it. Shower curtains are more readily available in the standard size (72 x 72"). Instead of looking for a "corner tub" curtain, simply measure and then shop for a larger size (such as 110 x 72").

Still, you may have to order a curtain since mobile home fixtures are often different sizes and shapes than standard fixtures, but there are many outlets available online. You can also have a shower curtain custom made if you like or make one yourself after measuring.

Water Stains

Repairing water stains in mobile home ceilings can be a chore. Ceiling tiles can be incredibly difficult to replace. Camouflaging the stain is often easier, and there are products available to help you make a quick job of it. Stain blocking primer is available in aerosol cans that come complete with vertical tips to make overhead spraying simpler. Look for quick drying formulas and choose one that is a muted white instead of a stark white since ceilings discolor with age and you don't want the primed area to stand out after you paint the ceiling. When the stain sealer is dry, if the color is distinctly different, you should consider priming the entire ceiling before painting.

Fixtures

Fixtures and features may also be a little tricky, such as doorknobs and faucets. Be sure to select those that are made especially for mobile homes. It's also a good idea to remove the fixture and measure the holes before purchasing a replacement. You may also need special screws, nuts, and tools for replacing different fixtures, so it pays to bring existing hardware along with you when shopping for new items.

POLICE - FIRE- RESCUE,
Emergency dial: 9-1-1

Non-emergency dial: 839-5581

**For Friendly Village Maintenance
Emergencies:**

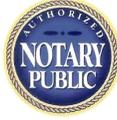
Water-Sewer-Power

**Dial Friendly Village Pager:
207-400-0368**

For Use In An Emergency Only
Weekends & After Office Hours

Friendly Village of Gorham,
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Email: friendlyvil-
lage@mainemobilehomes.com
www.mainemobilehomes.com

facebook.com/
friendlyvillage.ofgorham
Office Hours: Mon-Fri 9-12 & 12:30-
3 (Hours subject to change w/out
notice.)



Notary services are
available in
the Friendly Village
Office.

RESIDENT SERVICES

**Snowblowing call
John Merrow 409-2219**

CALL OUR OFFICE IF YOU CAN OFFER
SERVICES TO RESIDENTS FOR SHOVELING,
SNOWBLOWING AND CLEARING OFF ROOFS.
WE WILL PUT AN AD IN NEWSLETTER



**ALL PINEGROVE HOMES ARE
ENERGY STAR EFFICIENT**
ORDER YOUR DREAM HOME FOR SPRING DELIVERY AND
SET UP

NEW HOMES FOR SALE

35 HEMLOCK DRIVE \$149,900 Pine Grove 28 x 56 This 3 BD 2 BA home is one of the new 2019 models Pine Grove has released for Spring. Huge kitchen with oak cabinets and center island that can be used for homework or seating, premium stainless steel appliances and a walk in pantry makes this a kitchen for the serious cook in the family. The open dining room, and kitchen makes entertaining a breeze, also open to the living room that features a built in oak entertainment center. Small office is a great space for the family computer and files, craft room or a play-room for the kids The Master suite has a large walk in closet, attached master bath with two sink vanity and walk in shower. The other two bedrooms offer privacy at the other end of the home have access to the main bath. This home has a huge amount of storage, a great floor plan and the quality that comes with a Pine Grove home.

PRE-OWNED HOMES FOR SALE

****SOLD** 1 CHESTNUT CIRCLE \$34,000 1998 Four Season 14 X 72 3 BD 2 BA** home listed at a great price. This home has tons of storage, laminate floors throughout and a great floor plan. This home is freshly painted and located on a convenient lot near the clubhouse and pool.

CUSTOM ORDER YOUR OWN ENERGY STAR HOME! Prices start at \$59,000.00

CONTACT COLEEN AT OUR OFFICE, SHE WOULD BE GLAD TO HELP YOU

WE STILL HAVE SOME WINTER WINDS TO DEAL WITH FOR A WHILE.

**IF YOU ARE THINKING OF A NEW HOME FOR SPRING, NOW IS THE TIME TO PLAN THAT
DREAM HOME. CALL ME TO GO OVER FLOOR PLANS AND FINISHES TO DESIGN THE HOME
THAT SUITS YOU TO A TEE!**

Call Coleen At 839-5577

