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2nd Annual BBQ



Our second annual Barbecue is being held near the office on Jean Street on Sunday, August 14th from 1 to 4 pm. We hope you will come and meet neighbors old and new and hear stories of the park as it is and as it was. If you are able, bring a salad or dessert to share. If you want something special on the grill, bring that along too. There will be pulled pork from the Hodgkins' Kitchen and Burgers and Dogs aplenty. Bring your favorite lawn chair and beverage with you too. Relax and enjoy with us. Even if it's just for a few minutes.

Wardtown Newsletter

From Our President

The newsletter published this spring, mentioned the planning and construction of a new septic system for a very large part of the park. The work has begun on this project, and to say it's been easy and simple would be a gross misinterpretation. We ran into ledge, major electrical upgrades have been needed, and some property line issues cropped up, all needing additional work and funds. Once this project is completed we should have a system that will last for a long, long time with proper care and maintenance. It is very important to know what can and cannot be put into a system and all residents will be receiving information on this in the future.

We do have some culvert issues on the Bragdon Road side of the park that we will be looking into very shortly.

The entire board has noticed that as our ownership time has grown, many residents have become more active about their lot appearance and making the park a more beautiful place to live, and we thank you all for that. There are many common areas of the park that need some work and clean-up so we would be interested in hearing from a few good people who would like to help us in those areas.

Our 2nd Annual Wardtown BBQ is happening on the 14th of August and I hope you will all at least stop in for a visit to meet your neighbors and



have a quick bite to eat. You should also know that on the 28th of August, ROC USA and CDI will be barbecuing here with at least board members from a few of our sister resident-owned parks for a meeting around how our parks can work together and what help that they can provide. Plan to be there if you would like to take part.

It is important that we be able to communicate

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ROC USA Beautification Grant

In May, we heard that ROC USA had money available for beautification projects. It was \$10,000 that would be split into 5 grants that could be applied for by any of the co-ops. All we had to do was come up with a project, take pic-

tures of what it looked like now and tell them how we would make it better. We decided that that would be a great way to update our office. There was quite a lot of work that was needed to be done and this grant would really help, so

we applied.

On June 24th the grant winners were announced and we were one of them. We have completed phase one which was to have the

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Committee Corner

This space is for the committee chairs to let the neighborhood know what's going on in the committee processes.



From the Garden

It has amazed Mike, Bill and me how well the community garden is doing. We are just starting to harvest and hope to get a lot more as the summer progresses. So far Bill and Carol have been able to make a great salad from their lettuce and cherry tomatoes. Mike picked green tomatoes so Dee could make fried green tomatoes and I just made a zucchini parmesan that was delicious. The basil has been picked and a pesto will be made in the next few days. We all were very reluctant gardeners but are very proud of our success with it. Every day we check to see how things are growing and we get great satisfaction with every look. Next year we are hoping that others will join us in the fun.

Deanna Coro

Emergency Preparedness Committee

This year we are working on Emergency Preparedness for the Co-op and for individual homes and families. The committee is working on a packet of information for each home and also on an emergency notebook for the park with all the information we will need in case of emergency or disaster. It is important for every household to be prepared for their family and pets as well. After a workshop with the ME-MA, (Maine Emergency Management Agency), I found out things that I never even thought of. One example is I have

two cats (that don't like each other very well) and only one cat carrier; in an emergency evacuation I would not be able to put them both in the same carrier so I am looking for another carrier to keep on hand. I never even realized that I might need more than one because I only take one cat to the vet at a time and use the same carrier. The information in the packets will be very useful and informative for

everyone. The packets will be coming around in the near future.

Deanna Coro



EMERGENCY INFO

Rules Committee



Safety is very important to all of us. One of the biggest problems we

have here in our neighborhood is speeding. Several people have made complaints about people speeding. Our speed limit is 10 mph. This should be observed by everyone, residents, visitors and vendors alike. We have several families with children who play outside and we don't want anything to happen to them. Parents, if you are interested in purchasing signs to put on the side of the road, they have several different

ones available at both Walmart and Toys R Us with prices beginning at \$12.99.

Let's also remember that school begins on September 6th and we have children that wait for the bus in our neighborhood. Please use caution when entering and exiting the park. If you see a school bus stopped with the lights flashing, stop. We want all children to have a safe, happy start to their school year.

Patti Eastman

Membership

It has been a little over a year since the co-op started. We have had a few new members who have joined our neighborhood and hopefully we will have a few more soon. At this time I am the sole member of the membership committee and would like to have one or two others who would be interested in joining me in the process

of screening prospective members, passing out member information when needed and planning membership functions once in awhile. This is not a huge commitment but you do need to have a smile and a good rapport with people as we are the first faces new candidates for membership see and hear from. If you are interested or

want more information please give me a call at 865-1224 or e-mail me at wardtownsecretary@gmail.com.

Deanna Coro



Property/Maintenance

Our first year has been a very busy and productive one. The leach field and pumping station projects are almost completed. The major construction work is done and the pumping stations should be online soon. Our water tests are showing that our water is clean and safe to use. Labbe Bros. Paving was in the park to measure the paving required to fill in the trenches that were excavated for wiring

for the pumping stations. While they were here Dale and I took them around to the places that need patching to get a quote so this work can be done while they are here patching the trenches. We have done a lot of tree work and still have much more to do. We are constantly trying to update the list so that we can stay on top of the trees that are of major concern. On a lighter note, we would like to say

thank you to Josh Carter for replacing the street light on Veronica Lane and Tim Austin and Alex Renaud for their work putting down the new flooring in our office.

Mike Guimond

Communications

This committee has only been around for about a month. I felt that there was a need for someone to coordi-

nate things like the newsletter, the website and to work with the other committees to handle the communications that are sent to all members and residents. I stepped up and offered to chair this committee. At this time, I am the committee but like the other committees, we all help each other out where needed. Some of our ideas are things like a developing a phone

tree to use in times of emergency, coming up with a form to find out what the best way to reach everyone is, text, email, phone call or notice on your door. We want to be able to do this as quickly and expeditiously as possible. I look forward to serving our neighborhood and am open to listening to any suggestions you might have. Together we can do great things!!!!

Carol Hodgkins

Drought Conditions

The Drought Task Force convened Thursday, August 4' for the first time since 2002 in response to the dry weather that has led to below average ground and surface water levels across Maine.

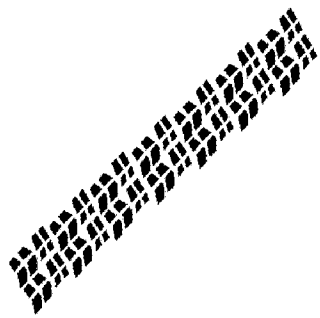
Groundwater levels vary significantly statewide and groundwater levels in the southern portion of Maine trend much below normal to low. Unlike stream flow data, there is not a long accurate history of groundwater levels.

Reservoir storages in the headwaters are below their long term averages. Sebago Lake, the largest water supplier in Maine, currently has water levels 6 inches below the long term average for August 1st.

Currently portions of 15 counties in Maine are abnormally dry and portions of 10 counties are experiencing moderate drought, according to the U.S. Drought Mitigation Center. Conditions are expected to persist in the southern coastal region of Maine through October.

We need to make sure that we are doing our part by avoiding unnecessary water consumption. Some of the things they are suggesting we do are, turn water off while brushing your teeth, and make sure you are doing full loads of laundry and dishes. Use water sparingly when watering your lawn or garden.





The Road in the Woods

Early in the process of resident ownership of Wardtown Park, the Board of Directors, with some discussion, decided it would give the park the ability to be - and a feeling of - cohesiveness to have the road by the pumphouse, between the two sections, open for members to freely travel back and forth. Since then, some seem to like the convenience, others don't like the additional traffic. What's your opinion?

Please visit our website, Wardtown.org—Join up and join the discussion. Your opinion matters.

New Phone Number

A new central phone number has been established for routine business calls to the Wardtown Board of Directors and Office. It is:

207-558-8996

Please make a note of this new number and use it for all routine business. In the event of an emergency, you are still invited to contact a member of the board directly.

Town Hall COP Talk

On Thursday afternoon the Freeport Police Department hosted a public forum to establish an ongoing line of communication with the residents of the town. The audience was a small group made up of some concerned citizens, including five of us from Wardtown, and a couple of journalists from local papers.

We were welcomed by Chief Nourse and she told us that she wanted to have these get-togethers to reach out to the community and hear their comments and concerns. She went on to give us a little information on the changes that have happened in the department. She was promoted to Chief in June. She has been on the force in Freeport for over thirty years. With her promotion, there was an opening for a Lieutenant. In July, Nate Goodman was promoted to that rank. He has been with the force for 20 years. Both of them have been around long enough to know the area and some of the

people fairly well. They are now searching candidates for the rank of Sergeant and hope to have someone by the end of the month. They have also added two new officers. One of them has come to us from the Topsham police department. The other one has served in



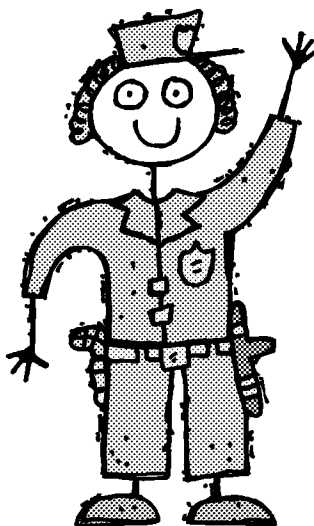
REPORT THE PROBLEMS AS THEY ARISE, TAKE PLATE NUMBERS WHEN POSSIBLE, AND BE SURE THAT OUR RESIDENTS AND THEIR GUESTS ARE AWARE OF OUR SPEED LIMIT AND OUR SAFETY ISSUES.

problem. Chief Nourse said that we are doing what we are supposed to do – report the problems as they arise, take plate numbers when possible, and be sure that our residents and their guests are aware of our speed limit and our safety issues. With our presence at this meeting, the Department knows how concerned we are about our safety here and are aware of the significant number of complaints we hear about speeding vehicles. Others in the audience also spoke of speeding in their neighborhoods and Lieutenant Goodman said that that is one of the biggest problems in Freeport. They are trying several different ways to slow people down. Visuals are definitely a good reminder and they are using things like decoy cars, digital speed signs and the signs in the crosswalks on Main Street to do that.

I, for one, am glad that forums like these are going to continue. I think it is a good way to keep communication open and dialogs going so we can find ways to work together to keep Freeport safe.

the military and will have to go to the academy before becoming actively involved in the town.

Chief Nourse then opened things up to questions, concerns and comments. One woman said that she was glad that the department was open to dialog with the community. Deanna brought up the issues we are having with speeding vehicles in our park and asked what our role should be in solving the

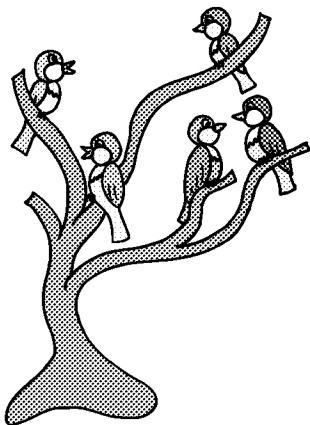


Feeder Facts

Those of us in the park that keep birdfeeders and many who just watch the local birds, find some of the most beautiful examples of nature right in our back yards. We all love the striking red Cardinals that visit our neighborhood, but nothing can turn a head like the flicker of yellow that comes from the amazing color of the male Goldfinch. Because of this trait, they are nicknamed "Lightning Birds". There are hundreds of them right here in this community and I enjoy feeding them and watching their antics every day.

The American Goldfinch is the only finch in its sub-family to go through a complete molt. This means that the bird loses all of its lovely yellow feathers and grows new ones. The male is a vibrant

yellow in the summer and an olive-brown in the winter. The female is much duller yellow-brown in the winter and brightens only a bit in the summer. The males are brighter in the



summer to attract a mate. Once they have a mate they are usually together for life.

The female builds the nest in late summer. The male goes with her to gather

materials for the nest but leaves the building to her. The nest is constructed high in a tree and consists of bark bound by spider webs and caterpillar silk. The inside is lined with plant down from milkweed, thistle or cattail. The nest is so tightly woven that it can hold water and if the parents do not cover it, the nestlings could drown following a rainstorm.

The American goldfinch is the state bird of Iowa and New Jersey where it is referred to as the "Eastern Goldfinch" and Washington, where it is referred to as the "Willow Goldfinch". It was chosen as the state bird of Washington in 1951 by the schoolchildren of that state.

Did You Know?

Like all towns across this great country, the Town of Freeport always makes a big deal around the Fourth of July with fireworks and huge celebrations. But did you know that we are not just celebrating the independence of the United States on that day? Did you know that the Fourth of July is also Independence Day for the Town of Freeport?

On July 4th, 1789, the Town of Freeport, Maine declared its independence from North Yarmouth. According to the Freeport Historical Society, that first celebration was complete with a parade which followed the same route down Main Street as current parades do, focusing on the section of Main Street where Bow Street enters which was, and is still, known as Freeport Corner or Freeport Square.

Energy Audit Applications

At least 4 homes had an energy audit done this year in the park, either through Efficiency Maine or Opportunity Alliance. Recommendations were made for insulation of the belly pan, attic and some of the vents. Those that went through Efficiency Maine were covered for the \$50 co-pay through a CBD Grant that the town of Freeport received. This grant doesn't cover homes older than 1976 which were covered by Opportunity Alliance. Those that went through Opportunity Alliance may be required to pay the \$50 co-pay, but Efficiency Maine contractors will still do the work. They have no age limits on the homes as told to me by Dana Fischer, the Residential Home Manager at Efficiency Maine. Those that haven't heard any thing about the work being done are encouraged to call Johanna Hanselman at 865-4743 Ext 120 to inquire about a possible date to do the work.

New Leadership from CDI

As part of our ten-year commitment to Maine State Housing, we are provided a Technical Advisor through the Cooperative Development Institute. Until just a week ago, our advisor was Dawn Willette, a talented woman who lives in our sister park in Brunswick. Dawn has moved on to a position with Genesis, another organization with whom we have a funding agreement. Our new TA is Jeanee Wright. Jeanee joins CDI after being with ROC NH for many years. She has over 20 years of training experience and ten years of cooperative development experience. She spent 7 years serving on the Board of Directors in her own cooperative in New Hampshire, where she led a committee to plan and execute a project to replace failing water, sewer and electrical systems. Both Jeanee and Dawn will be at our Barbecue on August 14th. Please stop by and meet Jeanee and her family, and wish Dawn well in her new position.

Do You Have a Will?

We all have, or know someone who has a story about a family member who has passed without a will. The burden on the loved ones left behind is not something we want as part of our legacy.

If there is interest, Wardtown will sponsor a workshop on wills with the expected result that each participant will put a legal will in place. If you feel you would participate in this, speak to a board member, call 207-558-8996, or email: wardtowncoop@gmail.com



Wardtown Mobile Home Cooperative

1 Jean Street
Freeport, ME 04032

Phone: 207-558-8996
E-mail: wardtowncoop@gmail.com

A sincere "Thank You" from the Board of Directors

We would like to take this opportunity to thank everyone for helping us keep our neighborhood looking nice and feeling safe. With your help we can make this a community to be proud to live in.

**Many
Hands
Make
Light
Work**

Letter from the President (Continued from Page 1)

with all of our residents for day-to-day information or especially in the event of critical issues and emergencies. We are trying to create a database of information regarding best ways to contact people; phone, email, text message, door-pounding... Over the next few months, expect to be asked for updated information and your preferences of contact methods. You can provide this by e-mailing that information to wardtown-coop@gmail.com.

One last personal note: I am very proud of our Board of Directors and all of the committee people of this park. We have been able to cut costs on many items through their devotion to their office, the park, and all of their neighbors. They are all volunteers, devoting their precious free time to make this a better place for everyone. Even as you read this, at least one of them is working on items concerning the park. We may be just a bit over a year old, but many of the other co-ops look to Wardtown when they plan ahead. Please remember: Together we can do more—We can accomplish anything together.

ROC USA Grant (Continued from page 1)

building leveled and skirted. The second phase was to pull up all of the cracked, broken flooring tiles and replace them with nice, new flooring. The tiles are all up and the new flooring has been installed. If you are interested in seeing pictures of the progress, visit our website, wardtown.org.

We still have work left to be done. We need to paint the outside of the building and seal and paint the roof. The last item to be done will be the custom ramp that John Libby has graciously donated to us. This will allow our handicapped members to participate in things at the office.

Home Again

When I was a kid, before girls and credit cards, I ate Cheerios and milk for breakfast and lived in a neighborhood in Woodfords in Portland. I call it a neighborhood, because it was - in the true sense of the word. I knew everyone, in every house, all the way up and down the street, and my parents knew them too. Folks there were friends. They waved at each other, they liked each other and they helped each other - at every opportunity. If my dad was up on the roof swinging a hammer, there were three or four neighbors right up there with him. If his neighbor was working on his car, my dad came home covered in oil and grease. In the winter of 1988-89 my parents home experienced a significant fire. In the months that it took to rebuild that home, they never once stayed in a hotel, and I am quite sure they rarely cooked a meal.

I once thought neighborhoods like that were a thing of the past. Since marriage, kids and payments came into my life I have lived in a dozen or more places. I'm not sure I could tell you the names of more than three of my next-door neighbors - and none of those that lived two or more doors down. Until today.

Maybe it's my age. I'm sixty now and perhaps I'm finally growing up, but I rather doubt that... Anyway, when I heard that Wardtown, my park, was going to explore becoming resident-owned, I went to the meeting, perhaps because I, in some way, felt threatened. I listened to the presentation and when they asked for volunteers to work on this exploration project, I went to the front of the room. Not sure why, I don't often do that. It was one of the best moves of my life. I got involved in my community.

Bill Hodgkins

Through that conversion to resident ownership, Wardtown, for me, has become more than a place to sleep. I am happier than I have been in my entire adult life. I am working on the office renovation project with my neighbors. I was able to help one of those neighbors save a boatload of money by setting up a free tv antenna at his house. I helped another get her refrigerator working. I spent my birthday at a campfire at another neighbor's house and had banana bread with a candle in it... And it has only just begun... I am involved. I see good friends every day. People wave, people like each other, and people help each other.

Wardtown is becoming a neighborhood in the true sense of the word. Today, I still eat Cheerios and milk for breakfast and I am finally home.