

SALISBURY WEST CONDOMINIUM TRUST

Spring 2019 Newsletter



Salisbury West Condominium Trust Board of Trustees

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At long last, Spring has arrived!

Happy Spring and welcome back to the Association's snowbirds! With the arrival of warmer weather, the Board of Trustees felt this was an opportune time to update Association members on several projects, general items of interest and provide some reminders. Last year was a busy one with respect to capital projects and this year will be too, with a focus on completing the projects suspended for the winter.

Projects – 2019

Exterior Painting

Most of the remaining work is at the 400 Townhouses along with some punch list items at the 200 Townhouses, the Concord Building, and the Clubhouse. Painting of the Townhouse garage doors and newly installed trim around some front doors and windows are all planned.

Porches, Decks, Privacy Screens

The 400 Townhouse front porches, rear decks, and privacy screens will be evaluated to determine appropriate next steps. Some are in fine condition, some are in need of maintenance and others may need complete replacement. The assessment will determine whether it's best to hold off painting some of those elements. For example, if a unit's privacy screen needs to be completely replaced, painting the existing screen isn't the best use of the Association's funds.

Townhouse Siding

The project to replace the Townhouse siding is nearly complete. A few punch list items remain including installation of new front doors for those owners who elected to do so at their own cost. **First Realty Management (FRM) is working with the contractor to schedule completion of the remaining work.** If you see any incomplete or problem items, please notify FRM immediately. Those who live on property may notice things that others have not and we want to be sure all outstanding issues are addressed.

Townhouse Owners: Please note the new vinyl siding requires some precautions to avoid damage:

- Keep grill a safe distance from the building because excessive heat can melt the vinyl.
- Attach nothing to the building (i.e. hanging plants, wind chimes, holiday decorations). Any holes or perforations in the siding will require replacement.
- Tell your contractor to use products that won't stain or discolor the vinyl such as window washing and pest control fluids.

DID YOU KNOW?

The City of Worcester prohibits the storage and use of gas grills, and the use of charcoal grills, on balconies.

Chapter 10, Section 3, states:

“ (a) No charcoal cooker, brazier, hibachi or grill or any gasoline or flammable liquid or liquefied petroleum gas-fired stove or similar device shall be ignited or used on the front porch, rear porch, or on the balconies of any multi-family residential building or similar occupancy”

The City has also informed us that any person who violates the above provisions will be punished by a fine of \$50 per violation. Electric grills are permitted; however, please be cautious so as to ensure that there is no possibility of grease fires.

Property Emergencies

It is extremely important that you keep your emergency contact information up to date with First Realty. If you haven't completed the emergency contact form, or if information has changed, please contact First Realty – they'll be happy to send you the form (it's also available on the website).

It's imperative that an emergency contact person/key holder is designated in the event that there is an emergency (e.g., burst pipes, hot water tank leak, etc.) in your home or that of a neighboring unit and you and the resident aren't available.

- Be sure that your contractor leans nothing against the building to avoid denting or piercing the siding. If ladders must be used, protective padding will be needed.

Remember that owner negligence requiring replacement of damaged siding will be at the owner's expense.

Roadway Paving and Concrete Sidewalks

Plans to complete the roadway paving and install concrete sidewalks are, unfortunately, a bit complicated. National Grid has a no cost program to replace underground electrical cables (the *primary* electrical wiring connected to transformers) with new cables and conduit. Salisbury West is included in their 2019 plan but obtaining confirmation of the exact timetable has been difficult.

Completion of the roads and walks is on hold until National Grid's work is done because they'll need to excavate areas of the road (and possibly the walks). Excavating and then patching portions of brand new walkways and roadways would compromise the longevity and quality of the paving work.

Thanks for your patience as we continue to seek firm information from National Grid so completion of this project can be scheduled.

Water Main Break

Last year, a water main pipe burst near the Heritage Building and cost approximately \$80,000 to repair. The Association's insurance agency is working with the insurance company on the Association's claim to recoup repair costs. More to come when the results are communicated to the Board of Trustees.

Dog Walkers

Please be sure dogs are curbed away from all the buildings and the surrounding walkways, plant beds and lawn. Dogs should be walked on the street and curbed in the wooded areas around the large circle at the center of the property. At night, for your safety, please wear reflective clothing and/or use a flashlight so you're clearly visible to motorists.

Common Area Etiquette

Changes to the common area are not allowed per the Association's governing documents. Common area, for all intents and purposes, is anything outside your front door. That means owners shouldn't decorate or leave



**AN ESTIMATED
2,900 CLOTHES
DRYER FIRES IN
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FIRE
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ESTIMATED 5
DEATHS, 100
INJURIES, AND \$35
MILLION IN
PROPERTY LOSS!**

any personal property in the common area such as wind chimes, solar lights, decorative flags, statuary, hanging or potted plants, shoes in the mid-rise hallways, toys, etc. If owners wish to replace or add any mechanical equipment housed outside or alter the landscape a request must first be submitted to the Property Manager. Bird Feeders are not allowed under any circumstances.

Keep in mind that what is attractive or convenient for one owner may be an eyesore to your neighbors. The intent is to ensure the property's appearance remains attractive and cohesive and Association members live in harmony.

Unit Improvements

If you wish to make improvements to the interior or exterior of your unit you must complete a Unit Improvement Form, available on SenEarthCo or through Melissa (mcirignano@firstrealtymgt.com). Individual trustees and FRM staff are not able to give you permission to make any changes unless the proper forms and insurance are provided for the entire board to review.

Pool Opening

The pool is tentatively scheduled to be open May 25, 2019. The Association's Pool Rules and Regulations can be found on page 4. We will send an e-blast notifying the actual date when it is confirmed.

Garage Sweeping

Townhouse Garage Sweeping has been completed. We do not have a date set for mid-rise sweeping yet. It will be in the spring after the spring landscape cleanup.

Semi-Annual Owners Meeting

This newsletter is being published in lieu of a May semi-annual owners meeting. Owners interested in learning more are welcome to attend the monthly Board meetings.

Don't miss out on important and timely information!

Many homeowners have set their account up on the First Realty Management/Salisbury West website. We've received a lot of positive feedback regarding the site. It's a great way to communicate immediately with residents and saves the Trust money in stationary supplies and postage. If you haven't already done so, please contact First Realty Management and they will send information to assist you in creating your account.

Spring Housekeeping

Cleaning of all dryer vents is required for the safety of all residents. If your ducts were not cleaned when scheduled by the Association, FRM will contact you to schedule cleaning at your cost.

The company who cleaned the dryer vents noted those that require maintenance and/or replacement. FRM will contact you if your dryer vent is on the list.



Reminder that all owners should have their heating and air conditioning systems maintained annually to ensure they are in proper working order including changing air filters, checking CO2 levels, etc. This is an important homeowner responsibility and needs to be done whether you live in the Townhouses, the Concord, or the Heritage building.



Air Conditioning Systems: Replacement of external Air Conditioning Condensers require prior approval from the Board of Trustees to ensure compliance with the Association's Air Conditioning Policy. The policy is available on the website and can also be obtained from the Property Manager.

A SPECIAL THANK YOU

On behalf of the entire Association, the Board of Trustees would like to extend their sincere thanks and appreciation to

Sam Corbitt and Jeff Glick

for their many years of service on the Board. Sam recently resigned for personal reasons and Jeff's third term expired. Their many contributions will be sorely missed.

SALISBURY WEST POOL RULES & REGULATIONS

- Non-swimmers and children under age 12 must be accompanied by a responsible adult.
- Floats, inner tubes, etc. are not permitted in the pool. Children may wear a floatation device for safety purposes only.
- Residents are allowed two guests per day at the pool. All guests must be accompanied by a homeowner.
- Running, horseplay, or noisy conduct is not permitted in the pool area.
- Pets are not allowed in the pool area.
- No individual with cuts, sores or a communicable disease is allowed in the pool area.
- Members, residents and guests must use receptacles provided for the disposal of refuse.
- Balls, Frisbees, etc., are not permitted in the pool area.
- Children under 3 years of age are not permitted in the pool.
- No breakable beverage or other containers are allowed in the pool area, including plastic containers that shatter or splinter upon impact or crushing.
- Radios or CD players are not allowed unless earphones are used.
- Homeowners will be assessed a fine for infractions of any of these rules. Please be reminded that homeowners are responsible for their family, relatives, servants, employees, lessees, visitors, etc.
- It is a good practice to review the rules posted at the pool every time you swim, especially if you have a guest with you so that they will know what is expected.



Newsletter Ideas

If you have any ideas for information to put into the newsletter, please contact Melissa Cirignano at mcirignano@firstrealtymgt.com

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