

Pickman Park News

May 2008



Please help us in welcoming Mark Anderson to

Pickman Park. Mark will be the full time Maintenance Superintendent and will be on-site Monday through Friday 7:30 a.m. – 4:00 p.m. Mark has extensive carpentry experience and we believe that he will be a great asset to the community.

As always, all maintenance calls should be directed to your condominium coordinator at (781)932-9229 x226. Please do not give your maintenance requests to Mark directly.



Manager's Notes

Speed Limit - Please note that the speed limit should not exceed 20 MPH when traveling through the community. Now that summer is upon us, the children will be out and about. Please be careful.

Landscaping - While we encourage residents to maintain the area around their unit (i.e. lawn watering, etc.) any changes to the landscape must have the prior written consent of the Trustees.



Residents that have been maintaining flower beds, perennial gardens, etc. are required to clearly mark the area so that they are not inadvertently "disturbed" by the landscapers.



Painting Project-

The Board recently awarded the painting contract for the 2008 season to John Skouras Painting. As part of this project, we will be replacing rotting boards and trim. The buildings included in this painting cycle are Fillmore Road and Fletcher Way.

Deck Clean Up - During a recent walk through of the property, it was brought to our attention that several owners are currently storing many items on their rear deck and their surrounding area. Please accept this as a friendly reminder that Pickman Park requires all owners to maintain and keep in good order all common areas. Therefore, we must kindly request that owners take a

few moments to tidy up their decks and surrounding areas as Maintenance will be inspecting all decks within the next several weeks for violations.



Deck Repairs -

Many residents received notice of deck repairs that are necessary for the safety of the residents.

We would like to remind

owners that these repairs should be addressed immediately as we will be checking them again in the next few months.

Pool Rules:



All owners have received their pool passes along with the pool rules. **Owners are reminded that you must bring**

your pool pass with you to the pool area or you will be refused entrance. No exceptions.

We would also like to take this opportunity to remind you to review the rules as they pertain to the pool; specifically, but not limited to the following:

*No children under the age of 14 are allowed into the pool area without parental or guardian supervision. Guardians must be 18 years of age or older. Unit Owners, Residents and Guardians are responsible for the behavior and actions of their children. If you leave the pool area, you must take your child(ren) with you.

*Smoking is not permitted in the clubhouse, pool area, or the tennis courts.

*Animals, toys or sporting equipment are not allowed in the pool area. Those requiring them will be permitted to use life jackets and other safety flotation devices.

*Ball throwing of any kind is not permitted.

*Running is not allowed on the pool deck.

*Unnecessary roughness, splashing, loud radios and horseplay will not be allowed at any time. Other undue disturbances are strictly prohibited. For the convenience of other residents, headphones are suggested. Registered residents should notify the pool monitor of disruptive or unsafe behavior.

*Diving or jumping, of any kind, into the pool, is not permitted.

*Beverages in glass containers are not allowed. Only plastic or paper beverage containers are permitted. Please dispose of all containers properly. **No alcoholic beverage is permitted in the pool area.**



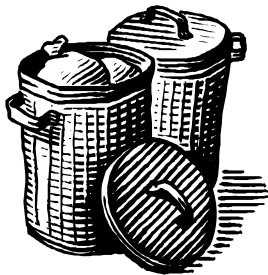
Board Meetings:

The Board of Trustees meets each month to discuss matters concerning Pickman Park. As always, we make every effort to keep residents informed of the operations by posting the approved minutes on the website, or mailing them to those residents that have requested them. We also post the date

and time of the meeting along with the agenda on the mail houses. We hold an Owners Forum at the beginning of each meeting for 30 minutes which allows owners to voice concerns and or ask questions, etc. Please check the mailbox areas for this information.

Trash Removal Reminders

We have recently noticed that many residents are not properly securing their trash. Whenever possible, we request that you use a trash barrel with a lid. If



that is not possible, we request that you do not use clear trash bags. Be sure all plastic bags are properly fastened. When placing out your blue recycle bins, please place your

newspapers in a paper bag and place them on top of the recycling bin. This will help keep your recyclable items in the bin on windy days. Remember, recycling is picked up with your trash, every other week. Please do not place your trash out prior to the scheduled pick up day (Wednesday unless a holiday week).

WE NEED FULL COOPERATION FROM EACH AND EVERY RESIDENT IN THIS MATTER.

Pet Rules

We would like to take this opportunity to advise pet owners that we continue to receive complaints that dog owners are walking their dogs on the lawn areas

surrounding their neighbors' individual units.

We would like to remind Residents that the only designated dog walking areas are the path between Fillmore and Griswold as well as the undeveloped area on Pickman Road. This does not mean, however, that pet owners do not need to clean up after their pets if walked in these areas. Pet owners are always required to clean up. They are simply not in violation of the rules in walking in this area.

Residents should be advised that all owners have an exclusive easement to the land surrounding their unit and residents should take care not to walk their pets on the land surrounding your neighbors' units.



Each Unit Owner shall keep their unit including storm doors, windows, screens, etc. in a good state of preservation and cleanliness. As such, please take a few moments and do some Spring Clean Up of your own. Now is the time to replace your broken screen or aged storm door.

Remember! .. Owning a home in a community association offers many advantages to the homeowner, but at the same time imposes some restrictions and requirements. These restrictions and requirements are not meant as an inconvenience or an invasion of your freedom, but rather as a means of maintaining harmony in the community.



Please be reminded that all routine maintenance calls need to be directed to your condominium coordinators at (781) 932-9229 x226.

Also, please make note of these addresses and telephone numbers:

American Properties Team, Inc.
500 West Cummings Park, #6050
Woburn, MA 01801

During Business Hours (781) 932-9229
Fax Number 781-935-4289

Emergency Service After Hours,
Holidays, Weekends
(781) 932-3841

Jennifer Pappas ó Property Manager
Ext. 675 or email address
jpappas@aptfin.com.

expect it. Even if you have a ten-year warranty, it does not mean the tank will last that long. Some do and some do not. Either way, they should be checked regularly.

When replacing the water heater, please have your plumber install a drainage pan under it whenever possible, to help avoid future losses.



Pickman Park – Web Site:

Please check the website for all recent updates. These updates include information on venting your dryers properly and information on the chimney project.

The Pickman Park Web Site is
www.Pickmanpark.org

Hot Water Tanks



***PLEASE CHECK YOUR
HOT WATER TANK
PERIODICALLY.*** If you notice any sign of impending failure such as rusty hot water, rust on the tank, water

leakage under the tank, have the tank serviced A.S.A.P.

Too often, we see property destroyed from a hot water heater! Unfortunately, the tanks usually go when you least