

PICKMAN PARK NEWS

Winter 2008/2009

SNOW REMOVAL REMINDERS



We would like to take this opportunity to remind residents of their responsibility to move vehicles from the roadways and designated parking areas **by 10:00 A.M.**

following a snowstorm to enable the contractor to do a thorough job removing the snow. Failure to comply results in a poor cleanup, eliminates parking for your neighbors and will also result in fines against the unit owner. **When necessary, vehicles will be (and have been) towed at the owner's expense.**

ANNUAL MEETING 2008



Pickman Park Condominiums held the Annual Meeting of Unit Owners on October 27, 2008. The membership was represented by only 18.97% of the beneficial interest in the

Association. Robert Hemingway's term was expiring, which left one open position. Since there was only one candidate for a single open spot, and since there wasn't a quorum, the Board appointed Robert Hemingway for a three year term.

Your current Board members with terms are as follows:

Mary Ann Gachignard	2009
Lisa Jacobowitz	2009
Debra Ciccolo	2010
Susan Oker	2010
Robert Hemingway	2011

DRYER VENTS

This is the time of year when birds will be nesting in any warm area they can find, including dryer vents. Please take a few minutes to view the dryer vent exhaust area on the outside of your unit for any obstructions. If you notice it is taking a long time to dry your clothes (more than one cycle) you probably have an obstruction and should have it removed immediately. In addition, please remember to have your dryer vents cleaned periodically in order to avoid any fire hazards. The following vendors have performed this work for other residents.

Preferred Air System: 978-750-8282
Pure Air: 978-921-6494
Serve Pro in Salem: 978-744-4545.

TREE PRUNING

As you are aware, in 2008 the Board entered into a three year tree pruning contract with Leahy Landscaping. The winter of 2008/2009 will be the second year of this contract. Leahy's arborist, Rich Grant, provided the Board with an inventory of our trees and a plan for pruning, maintaining and removal if necessary.



The 2008/2009 schedule will include the following:

- *Fillmore Road and Street Trees
- *Griswold Drive
- *Russell Drive and Street Trees

Prior to starting this project, Leahy will flag any trees that they are planning to remove so that the surrounding units will have a chance to discuss any concerns they might have with the Board. We will keep you posted on this project.

WEB SITE



Please visit our web site at www.pickmanpark.org. We post lots of information including minutes of the meetings, notices, etc. Also, check out the newest addition of FAQ's (Frequently Asked Questions) on the website. This list is very helpful in answering all of the questions you might have about Pickman Park.

FIREPLACE CLEANING

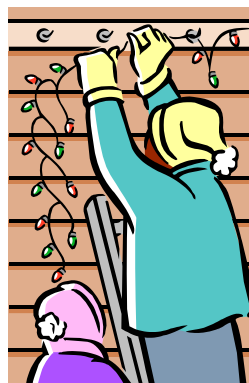
Remember.....If you burn all winter long, it is a good idea to have your chimney cleaned once a year to avoid any fire hazards.

VISITOR PARKING REMINDERS

Please do not park in Visitor Parking Spaces. **Visitor areas are not meant for long term parking of Residents' vehicles.** Please be a good neighbor and park in designated parking areas only and be sure your guests are aware of this as well.

HOLIDAY DECORATIONS

With the holiday season upon us, we would like



to take this opportunity to remind residents of the rules as they pertain to this issue. Please be advised, no part of the common areas shall be decorated or furnished in any manner without the written consent of the Trustees. Any damage caused to the common area as a result of any decorations affixed to

the exterior or placed in any common areas shall be the responsibility of the Unit Owner to repair within a time designated by the Trustees. As has been the policy in the past, residents may decorate their units **providing that all holiday decorations are removed within 30 days after the holiday.**

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WINTER PRECAUTIONS & PREVENTATIVE MAINTENANCE

Heat Pumps: We recommend owners keep an eye on your heat pumps during the winter months and remove any snow that may accumulate around them.

Water Spigots: All water spigots should be turned "off" from within the unit and "on" from the exterior (to allow the water to drain from the pipe). These spigots should remain off until spring. If you have turned your spigot on for any reason, be sure to drain the line once again.

Frozen Pipes: Do not turn your heat below 60-65 degrees. Your pipes may freeze. In the event you do experience a frozen pipe, please call a professional. If possible, turn the water to your unit off, so that if the pipe does burst, you will limit the amount of water damage.

Water Heaters: Check the age of your water heater. You may want to consider replacement if you have exceeded the life expectancy. Usually, water heaters will begin to drip before it floods. A water sensor can be purchased at any hardware store i.e. Home Depot. This device is battery operated and when placed on the floor near your water heater, will sound an alarm if the water heater begins to drip. This can be purchased for less than \$25 and can save you thousands.

Washing Machines: The rubber hoses weaken over time and should be checked for bubbles or thin areas. Please consider replacing the rubber hose with the stainless steel hoses, which are much more durable.

PROJECT QUESTIONS/MAINTENANCE ISSUES

We would like to take this time to remind all residents that any questions on projects taking place throughout Pickman Park should be directed to APT. Please do not ask the vendors as this only leads to miscommunication and misunderstandings.

In addition, all maintenance issues should be directed to your condominium coordinator (Joan or Karen) at 781-932-9229 x226 or at jhalley@aptfin.com or krennell@aptfin.com. This helps us to track our maintenance work efficiently.

TRASH



Many residents do not properly secure their trash. Whenever possible, we request that you use a trash barrel with a lid. Be sure all plastic bags are properly fastened.

Please do not discard your trash in white kitchen bags. The wildlife (birds, wild turkeys, skunks, etc.) that visit us at Pickman make a mess of this. When placing your blue recycle bins out,

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).**



From:

**The Board of Trustees
&
American Properties Team, Inc.**



Always check the bulletin boards at your mailbox hut.....this is where we post important notices on meeting dates, work taking place on the property or reminders for owners.

IMPORTANT NUMBERS

American Properties Team, Inc.
During Business Hours: (781) 932-9229
Fax #: (781) 935-4289
Emergency Service-After Hours: (781) 932-3841

Joan Halley, Condo Coordinator
(781) 932-9229 x 226
Jhalley@aptfin.com

Karen Rennell, Condo Coordinator
(781) 932-9229 x226
krennell@aptfin.com

Jen Pappas, Property Manager
(781) 932-9229 x675
jpappas@aptfin.com