

PICKMAN PARK NEWS

FALL 2004

Annual Meeting 2004:



Pickman Park Condominiums held the Annual Meeting of Unit Owners on Tuesday, October 19, 2004. The membership was represented by only 28.3372% of the beneficial interest in the Association. We had two open positions on the Board and three people running for these positions. The two incumbents seeking re-election were Mary Ann Gachignard and Rob Hemingway. In addition, Paul Boulay of Stillwell Drive was also seeking election to the Board. Although we did not reach quorum (51% of the beneficial interest) the documents allow the Board to appoint Trustees to the Board. Therefore, they allowed those residents in attendance to vote for two of the three candidates so that they could appoint based on the results. Having said this, Mary Ann and Paul were appointed to the Board.

Your current Board members with terms are as follows:

Paul Boulay	2007
Mary Ann Gachignard	2007
Lisa Jacobowitz	2006
Joe Martel	2006
Kristen White	2005

Financial Review

The financial review for the fiscal year ending 2/28/04 was distributed prior to the Annual Meeting. If you did not receive this information, please call Joan Halley at (781)935-4200 ext. #226 and let her know.

Annual Management Report:

Jill Fama, Property Manager for Pickman Park supplied all owners with an Annual Management Report, which provided information on administrative, legal, insurance, maintenance and financial operations of Pickman Park. Your Ward Councilor, Joe O'Keefe also attended the meeting and addressed unit owners' questions and concerns.

As a result of unit owner input at this meeting, the Board entered into another three-year contract with Leahy Landscaping for Snow Removal and Landscaping.

Unfortunately, very few residents were represented at the annual meeting. As with any democratic process, participation is a responsibility and critical to the ongoing health of any organization. Please consider attending next year's meeting or at the every least completing and returning your proxy.

Roofing:



The roofers have finished up the roofing project. All roofs at Pickman Park have been replaced at least one time. Most skylights have been replaced as well. We plan to implement a preventive maintenance schedule on these roofs so that they are looked at periodically and preventive measures can be taken. If you have any outstanding issues with regard to your roof or skylights, etc., please call Jill at (781)932-9229.

Tree Pruning:



The Board will be retaining the services of Berry Tree Service again this year to prune the tree branches in many of the overgrown areas. We have walked the site making note of areas where trees were planted too close to the building, or are now overhanging the units and/or decks. We will have asked Berry Tree to recommend areas where removal is necessary. Our list of pruning and removal will be sent to all owners prior to any work taking place.

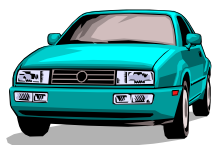
Winter Precautions:



Water Spigots: All water spigots should be in the off position from inside your unit while open on the outside. There should be a relief valve located at the interior shutoff. Be sure to open this lever to allow any trapped water to properly drain to avoid a freeze up.

Frozen Pipes: Do not turn your heat below 60 degrees during the cold winter months. 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.

Parking Reminders:



Residents should not park in Visitor parking spaces. **Visitor areas are not meant for parking of Residents' vehicles.** Please be a good neighbor and park in designated parking areas only and be sure your guest's are aware of this as well. In addition, parking on the roadways or anywhere that is not a legal parking space is prohibited. Vehicles will be towed. To report an illegally parked vehicle, please call All Star Towing at (978)745-8977.

Reminder/Snow Removal:



Residents are reminded of your 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. If necessary the vehicle will be towed at the owner's expense. 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 guest's are aware of this as well.

Fire Wood:

When having wood delivered for your fireplace, please be sure there is a plastic barrier between the wood and the unit surface. Storing wood under your deck contributes to the pest control problem we face each year.

Holiday Decorations:



With the holiday season fast approaching, 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. Failure to satisfactorily repair damage

PICKMAN PARK NEWS

FALL 2004

could result in an assessment by the Trustees for the cost of the repair of damage (such assessments are subject to the same late fees and interest as monthly condo fees and assessments). However, as has been the policy in the past, resident may decorate their units providing that all holiday decorations are removed within 30 days after the holiday.

Insurance Reminders:



Each Homeowner is advised to carry an H06 Policy (Homeowner insurance policy). **It is the sole responsibility of each individual Unit Owner to insure his/her own personal contents, personal liability and coverage for the Association's deductible (currently \$5,000).** As you may know from prior correspondence, the Insurance Policy for Pickman Park was cancelled last year, and then reinstated with a \$5,000 deductible. Please check your policy to be sure you have proper coverage.

The Annual Management Report provided valuable information with regard to Insurance. We feel it is worth repeating. Please do not wait for a loss to occur to be sure you have proper coverage

All owners should have a unit owner policy (a/k/a and HO6 Policy). You should consider the following with regard to the homeowner policy:

Coverage A: Dwelling This covers the master policy deductible, currently \$5,000. Our agent recommends \$10,000 in dwelling coverage. Many owners may have too much coverage in this area.

Coverage C: Personal Property The master provides no coverage for personal property. Each person must decide what it would take to replace his or her personal property. Per the By-Laws, each person must insure his or her furniture, furnishings and personal property.

Coverage D: Loss of Use This is a big coverage that receives very little attention. If a unit burned to the ground and it took a year to rebuild, where would you live? This coverage provides the coverage for this expense. It is based as a percentage of your coverage C. Very often, we see coverage as low as \$5,000. This coverage should be carefully discussed with your agent.

Coverage E: Personal Liability: Excluding auto use and commercial activity, this is where an individual obtains personal liability protection for bodily injury and property damage to others. We suggest purchasing at least \$300,000 - \$500,000 in protection

Other coverage for consideration that we feel is very important:

The following is not an exhaustive list of possible coverage improvements. These are the coverage most often missed by unit owners.

Replacement Cost on Dwelling & Contents: Provides new for old when personal property is destroyed by covered perils (Fire, Lightning, Windstorm, etc.)

Unit Owners All Risk Coverage A & C: (also known as an HO-32 Endorsement) Changes coverage from named perils (no coverage unless peril is named in policy) to coverage unless peril is specifically excluded in policy. This is a major increase in coverage.

Loss Assessment: Should the master policy be unable to adequately cover a covered loss, this coverage will protect you to amount purchased for assessments made by the board after a loss.

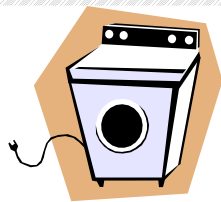
Earthquake Loss Assessment: Same as above but limited to earthquake.

Sewer & Drain Back Up: This peril is excluded by almost every carrier except Chubb. This can be a very expensive loss. Some carriers will allow you to purchase minimal amounts of coverage.

PICKMAN PARK NEWS

FALL 2004

City of Salem Sticker Program



For the Disposal of Appliances, TV's, Light Ballasts and Computer Monitors: Salem residents can now dispose of freon appliances, televisions and computer monitors by purchasing stickers from the City of Salem Department of Public Works, (DPW). Each sticker is \$20 and must be placed on the appliance prior to pick up. You may purchase stickers at the DPW Garage at 5 Jefferson Ave. Payment must be made by check only, made payable to the City of Salem (no cash will be accepted). To schedule a pick up or for more information please call the DPW garage at (978)744-3302.

Please do not leave these type items for our maintenance people to dispose of. It costs the association money.

Preventive Maintenance



Many residents assume that living in a condominium means that they are free of responsibilities when it comes to maintaining their units. **THIS IS NOT THE CASE.** As homeowners, we all need to take action to protect our investment. Some measures we can take are as follows:

Water Heaters: Check the age of your water heater. You may want to consider replacement if you have exceeded the life expectancy. Most standard warranty periods are six years. If your water heater has passed its warranty period, you should consider replacement immediately. 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 immediately. Home Depot sells an alarm, which can be placed under the water heater. If your water heater begins to drip, the alarm will sound giving you notice to turn off

the water and call a plumber. This alarm is less than \$30 and can save thousands in damages.

Important Reminder



We would also like to take this opportunity to remind residents to check your smoke detectors periodically (at least 2 times per year). If they are not working properly, please replace them. Remember, most of the smoke detectors are hard wired (electrical). This means if one sounds, they all go off. If one is not working, you may need to replace all three to be sure they are compatible.

Web Site:



The web site is up and running. Please visit it at www.pickmanpark.org. Kudos to Kristen White for all of your efforts in getting this website up and running.

TRASH



On recent site inspections, we noticed that many resident still fail to properly secure their trash. Many also continue to place their trash out prior to the morning of the pick up date. 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, as they tend to attract animals. Be sure all plastic bags are properly fastened. When placing out your 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.