

# PICKMAN PARK NEWS

MARCH 2004

## APPROVED BUDGET FY 04/05



The Approved Budget for FY 2004/05, Budget Narrative and a breakdown of monthly fees for Pickman Park Condominiums, was mailed to all unit owners during the last week in January 2004. If you did not receive this package, please call American Properties Team, Inc. at (781)935-4200 Ext. #226 or #235. New fees are effective 3/1/04. The fee schedule is as follows:

Old Fee	New Fee 3/1/04
\$203.00	\$211.00
\$204.00	\$213.00
\$210.00	\$218.00
\$211.00	\$220.00
\$213.00	\$222.00
\$215.00	\$224.00
\$220.00	\$229.00
\$222.00	\$231.00
\$226.00	\$236.00

## SNOW STORMS



During the past several snowstorms, we have noticed that many residents (or their guests) have not been diligent in moving the vehicles from the parking spaces. **Please remember, if you are parked in an outside parking space (on the street or other designated space) you are required to move your vehicle by 10:00 A.M. following a**

**Snowstorm to allow our snow removal company to perform a thorough clean up.** For those of you that have been moving your vehicles, **thank you!!**

If anyone is interested in helping your neighbors shovel after a storm, please notify Jill. There are residents interested in having this service provided.

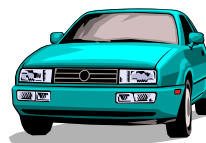
## SPEED LIMIT



Please take note that the speed limit should not exceed 15

MPH when traveling through the community. Spring will soon be upon us, and the Children will be out and about, so please be careful.

## PARKING



Please do not park in visitor parking spaces. Please be a good neighbor and park in designated parking areas only and be sure your guest's are aware of this as well. Guests should be directed to the authorized parking areas only. Please also remember that there is no long term parking allowed. Vehicles should not be left in spaces for more than 3 days without moving.

When picking up your mail, we respectfully request that you park your vehicle on the correct side of the street. Many residents pull their cars up to the curb facing the wrong way causing a danger to oncoming traffic. At night, headlights can become blinding to those trying to exit the property.

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MARCH 2004

## ROOF WORK:



During 2003, roofs were replaced on Russell Drive and 3 Nimitz Way. Attempts have been made by Williams Brothers to gain access to units to perform the interior work around the skylights. If your roof was replaced and the interior portion has not been completed, please call or email Jill Fama at (781)932-9229 immediately. We will be entering the final phase of this contract and want to be sure all pending work is completed.

We expect work to begin on the final phase on Dewey Drive, within the next couple of weeks (weather permitting).

## TRASH



On recent site inspections, we noticed that many resident still fail to properly secure 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 as they tend to attract animals. 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).

## LANDSCAPING REMINDERS & RESPONSIBILITIES:



It is hard to believe that spring is (hopefully) only a few weeks away. 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**. Matthew Leahy has advised that he will be willing to assist residents in establishing a plan for plantings. *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 landscaping crew.* No resident is allowed to remove shrubs, flowers, etc., without prior written approval from the Board.

## 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 mailing the approved minutes from the meetings to all unit owners. We also post the date and time of the meeting along with the agenda on the mail houses. We hold an Owners Forum, for 30 minutes during these meetings, which allows owners to voice concerns and or ask questions, etc. Please check the mailbox areas for this information. Our next two meetings are scheduled for March 22<sup>nd</sup> and April 12<sup>th</sup>.



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## PROPANE TANKS & GRILLS



Please do not store propane tanks, attached or unattached to the grill, **INSIDE YOUR HOME OR**

**GARAGE.** It is the **LAW!!!!** Should you have a fire due to improper storage, your insurance company can elect not to pay the claim. The fire code prohibits the storage of propane within an enclosed structure.

## DRYER VENT CLEANING



Notice has been sent to all owners requiring the cleaning of all dryer vents. The deadline for this work is April 1<sup>st</sup>. Owners were given a list of local vendors to perform this work. If you have not already made arrangements please do so prior to April 1<sup>st</sup>.

## NUMBERS



Please make a note of these addresses and telephone numbers:

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

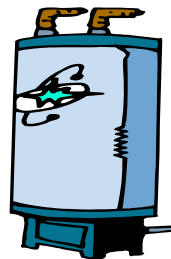
During Business Hours (781) 935-4200  
Fax Number 781-935-4289

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

Joan Halley - Condominium Coordinator  
Ext. #226 or email address [Jhalley@aptfin.com](mailto:Jhalley@aptfin.com)

Jill Fama – Property Manager  
Ext., #235 or email address [Jfama@aptfin.com](mailto:Jfama@aptfin.com)

## 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 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.

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MARCH 2004

## SMOKE DETECTORS



It is a good idea to check your smoke detectors at least twice per year. If you find they are not working properly, feel free to call our office for some local vendors that can assist you.

## PICKMAN PARK - WEB SITE

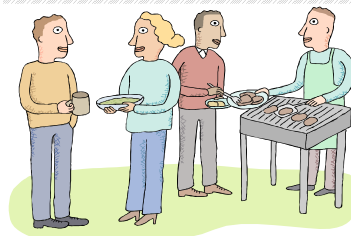


At the Annual Meeting, the Board was asked to look into developing a website. This matter was discussed again at a Trustee Meeting on 2/26 and there was some negative feedback. The cost is expected to run approximately \$600 annually. The Board would like to know how the rest of the community feels about this issue. Please call or e-mail me your comments.

## UNDEVELOPED LAND @ PHASE III

The Board has discussed the use (or lack of use) of the undeveloped land in the phase III area, for a variety of things. There have been many ideas over the years, but the land has remained basically untouched. The board does welcome new ideas. If you have some suggestions, please let us know.

## PICKMAN PARK SPRING PARTY



At the last Trustee Meeting, some residents expressed their desire to hold a resident barbecue. If anyone is interested helping to pull this together, please call or email Jill. If there is enough interest, we will attempt to have a party in the late spring or early summer months. This is a great opportunity to meet your neighbors and have a sense of community.

## PAVING ISSUES



At the February Board of Trustees Meeting, the Board approved a proposal from Atlantic Paving, for sidewalk repairs throughout the community. We have called them to inquire about discounts for residents who may want repairs (or replacements) made to his or her driveway.

Atlantic Paving plans to be on site making the necessary repairs within the next few weeks. Anyone interested in having repairs made to your driveways (including a complete replacement) should contact Judy at Atlantic Paving at (978)745-2890 to schedule an appointment.

*Submitted by: American Properties Team, Inc.*