

Pickman Park News

July 2011



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 are out and about. Please be careful.



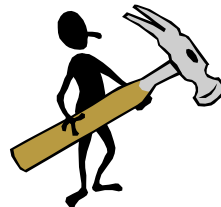
Painting Project-

John Skouras Painting is currently completing carpentry repairs to Dewey Drive and Pickman Road. The painting of these buildings will start at the end of July.

Parking - At the May Trustee Meeting, the Board discussed safety issues with cars parking across from 1 & 3 Griswold Drive and decided to add two parking spots on Russell Drive before the rotary adjacent to 1 Griswold. The Board will also be re-lining the property and marking out

the designated parking areas on Griswold and Fillmore.

APT has been instructed to start enforcing the Parking Rules throughout the property once the property is re-lined. APT will then have the tow company complete periodic inspections for illegally parked cars. All owners are reminded not to park in non-designated parking areas prior to the association starting to tow cars.



Deck Repairs -

Many residents will receive 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 to ensure their completion.

Make a Difference – Recycle!

PLASTIC BAGS - You can drop off your plastic bags for recycling at Shaw's; Stop&Shop; Whole Foods; Target; Walmart; Crosby's (Jefferson Ave); NorthShore Recycled Fiber (Jefferson Ave) and many others. <http://search.earth911.com> (search on plastic bags and then put in your zip code)

PACKING PEANUTS – You can drop off your packing peanuts at any UPS store.

203 Washington St, Salem
Staples, Swampscott
276 Essex St, Salem
3 Bessom St, Marblehead

More recycling means more jobs

Recycling is estimated to create nearly **five times as many jobs** as landfilling. Recycling is actively contributing to America's economic vitality.

According to a [study cited by the EPA](#), 103,000 jobs, or 2.7 percent of all manufacturing jobs in the Northeast region of the U.S., are attributed to recycling. The jobs created by recycling businesses draw from the full spectrum of the labor market (ranging from low- and semi-skilled jobs to highly skilled jobs). Materials sorters, dispatchers, truck drivers, brokers, sales

representatives, process engineers, and chemists are just some of the jobs needed in the recycling industry.

Besides creating jobs on the operational end, recycling plastics also creates jobs as the material recovered is used to create new products ranging from construction materials to fashion.

Help make a difference!

Window/door replacements

When replacing your windows and or doors, please remember that you must first receive permission from the Management Company. All replacements must match the existing windows/doors and they must fit in the existing opening. They must be the same in appearance from the exterior. The Board will not allow windows with grids, crank outs, etc.

We also require that permits be pulled in advance (regardless of what your contractor may tell you), and then a copy of the final approved permit once completed must be sent to APT for the unit file as well. We also recommend that owners obtain a certificate of insurance from the licensed contractor.

Black Mulch

All owners have received a One Call Message regarding the possible change to Black Mulch in 2012. The Board would like to hear your feedback.....please e-mail or call your Condominium Coordinator.

The Board will make a decision in the late Fall once the community has a chance to weigh in on the decision.



Pickman Park – Web Site:

Please check the website for all recent updates.

The Pickman Park Web Site is www.Pickmanpark.org

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 (Mary Ann Waldron) at 781-569-2626 or at mwaldron@aptfin.com. This helps us to track our maintenance work efficiently.

INSURANCE CERTIFICATES

Any owners in need of a master insurance certificate, should contact Rodman Insurance directly at (781) 247-7800 x 809 and Sarah Hale can assist you.

Chimney & Dryer Vent Cleaning

All owners have received information on having their chimney and dryer vents cleaned. Those unit owners who have a fireplace are responsible for keeping the flues and equipment clean and functional. Once every 3 years each unit owner must provide Management with a written report from and signed by a qualified inspector. This report must state that either the fireplace and flue has been inspected and it does not need cleaning or that the inspection revealed that it needed cleaning and that such cleaning has been performed and the fireplace and flue are functioning properly. The Board and the Master Insurance require the inspection and cleaning of the chimneys to prevent potential hazards, insurance claims and/or problems. **Even if you do not use your chimney, an inspection is still required.** With this in mind, we have solicited the following qualified vendors for owners to contact (you should mention that you are calling from Pickman Park).

Chimney Guys:
978-977-9900
Affordable Chimney Sweeps
1-888-50-SWEEP
Billy Sweet Chimney Sweep:
781-593-2333

In addition to the chimney cleaning, please be advised that the Board of Trustees and the Master Insurance require regular cleaning of the dryer vents to prevent potential

hazards and insurance claims. Once every 3 years each unit owner must provide Management with a written report from and signed by a qualified inspector. This report must state that the dryer vent has been inspected and cleaned. With this in mind, we have solicited the following prices from qualified vendors for owners to contact (you should mention that you are calling from Pickman Park).

Peabody Air (978) 531-5465
Affordable Chimney Sweeps
(781) 581-7700
Dryer Vent Wizard
(978) 490-5517

All reports for dryer vent and chimney cleaning (or inspection) **MUST** be submitted to APT by **November 1, 2011**. For those owners that do not fulfill their obligation by November 1, 2011, their account will be fined \$25 per vent for the months of November 2011 and December 2011 and \$50 per vent starting January 2012. Fines will continue until an owner has fulfilled their obligation. Once an owner provides proof of cleaning/inspection, the fines will stop.

If you have any questions regarding this matter, please do not hesitate to contact your Condominium Coordinator, MaryAnn Waldron, at 781-569-2626. Also, please feel free to visit the Pickman Park website (www.pickmanpark.org) for additional information from some of the above vendors.

Short Dryer Vent Pipe

The Board made the decision to have Mark Anderson inspect those units that have a dryer vent pipe of only 4 to 6 ft long and if he feels that he can verify that they are clean that these units would not need to use a professional dryer vent cleaning company. Unit owners must contact APT if they believe that their vents meet this description. A list will be compiled and owners will receive a letter after the inspections are completed stating whether or not they have fulfilled their obligation.

The Board also made the decision to reimburse any owner with a short dryer vent pipe who paid to have it inspected **only** during the time frame of March 7, 2011 (when the requirement to have all vents cleaned was announced) to May 23, 2011 (when the decision to allow Mark Anderson to inspect the short vents was made). All owners must show proof of the paid inspection and must contact APT ASAP as this is a limited time opportunity.

Hydrant Flushing

Kimball Jones will soon be scheduling the hydrant flushing in conjunction with the City of Salem and notices will be posted when a date is scheduled.



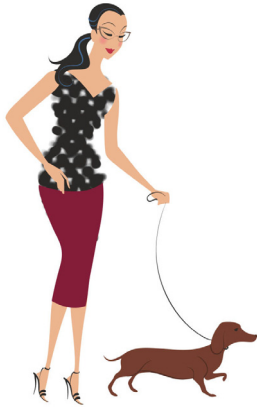
Each Unit Owner shall keep their unit including storm doors, windows, screens, etc. in a good state of preservation and cleanliness. Now is the time to replace your broken screen or aged storm door.



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 and on the website. 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.

Pet Policy



All pets that currently reside at the property that are not registered must be registered with American Properties Team by **August 1st**. If permission has not been granted

for these pets the Board reserves their right to deny permission. All pets are governed by the terms of the Pet Rules which can be found on our website. The enclosed form can be mailed or faxed to our office. Should you not register your pet by **August 1, 2011** you will be in violation of the Pet Rules and Regulations and your account will be fined \$25 per month.

Please be aware that all Pickman Park Pet Rules will be strictly enforced from this point forward. Therefore, you should specifically note that all owners **must** receive written permission prior to purchasing any pet. Should you not receive written permission, we must remind you that the Trustees may insist upon permanent removal of your pet.

We would also like to take this time to remind everyone that you

MUST pick up after your pet at ALL times and at all areas throughout the park. This includes the dog path.

Summer Pruning



Please note that Leahy Landscaping is currently working on pruning all foundation plants throughout the property. All pruning should be completed by August 1st.

Parking Lot Re-lining

Please note that the Board of Trustees have made the decision to re-line the entire property. This will also include 32 parking spaces that were never marked out on Griswold and Fillmore.

This work will take place on Thursday, July 21st with a rain date of Friday, July 22nd. Please check the mailbox huts or website for more information. All owners will be notified prior to this work being completed.

PICKMAN PARK CONDOMINIUM

DOG OWNER DATA FORM

Please enclose a picture of your dog

1. Unit Owner (s): _____

(First, Middle, Last/ Sr., Jr., Ect.)

2. Unit Address: _____

(List your actual unit address. If you have a tenant you must complete this form for them.)

3. Day & Evening Phone numbers: _____

4. Unit Owner Mailing Address: _____

5. Breed of Dog: _____

Color: _____

Approximate weight: _____

6. Rules & Regulations regarding pets are attached. Your signature below indicates that you have read them and agree to abide by them.

Signature

Date