

PICKMAN PARK NEWS

Winter 2005

APPROVED BUDGET FY 05/06



The Approved Budget for FY 2005/06, Budget Narrative and a breakdown of monthly fees for Pickman Park Condominiums, was mailed to all unit owners during the last week in January. If you did not receive this package, please call American Properties Team, Inc. at (781)935-4200 Ext. #226 or #235. **The new fees are effective with your March 1st fee.**

The Budget was approved by the Board of Trustees and noted an increase of approximately 3.7%. The most significant increases were in Landscaping. While the actual landscaping account decreased by approximately \$5,000, the landscaping special account increased by \$13,000. This is due to the aggressive tree pruning program, beginning this winter. The Roofing Repairs account has increased as we plan to implement a preventative maintenance program to maintain the investment of the new roofs. Painting has increased this year due to the number of buildings being painted; and we continue to anticipate increases in insurance premiums.

SNOW REMOVAL REMINDERS:



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. **As necessary the vehicle will be and have been 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.

WINTER PRECAUTIONS:



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.

Snow Birds: If you plan to be away for an extended period of time, you may want to turn the water off.

PREVENTATIVE 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 your 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 is the original, you should replace it immediately.

Washing Machines: When your washing machine is not in use, please be sure to turn the water valve off. Leaving the valve in the on position opens you up for water damage should the hose connected to your washing machine let go. In the event this occurs when you are not at home, the water will continue to run until it is discovered. In addition, 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.

TRASH

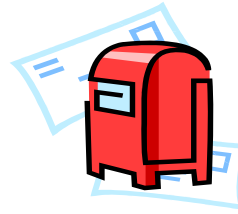


On recent site inspections, we have noticed that many resident have not properly secured their trash. Whenever possible, we request that you use a trash barrel with a lid. Be sure all plastic bags are properly fastened. When placing out your blue recycle bins, please place your newspapers in a paper 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).**

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.

MAIL BOX REMOVAL



You may have noticed the blue mailbox, that was on Marion Road, has been removed by the U.S. Post Office. Please note that each mail house has an outgoing

mail slot that is picked up once per day when your mail is being delivered.

NUMBERS



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If you are an investor owner, please be sure your tenants are aware of these matters as well.

Submitted by American Properties Team, Inc.