

Pickman Park News

June 2005

Painting Project:



The Board recently awarded the painting contract for the 2005 season to John Skouras Painting. As part of this project,

we will be replacing rotting boards and trim and painting 12 buildings this year as well as the clubhouse. The buildings include Stilwell Drive, Dewey Drive and 50 and 52 Pickman Road. If you would like us to purchase matching deck stain for your unit, please call Jill at (781) 932-9229.

Roofing:



The roofing project was completed last fall. We have completed the five year contract. All roofs at Pickman

Park have been replaced at least one time. We continue to work with Williams Brothers on a preventative maintenance schedule, to prolong the useful life of our roofs and to protect our investment.

Pool Rules:



Prior to the pool opening on Memorial Day Weekend, all owners received pool

passes along with the pool rules.

Owners are reminded that you must bring your pool pass with you to the pool area or you will be refused entrance. No exceptions please.

We would also like to take this opportunity to remind you to review the rules as they pertain to the pool; specifically, but not limited to the following:

No children under the age of 14 are allowed into the pool area without parental or guardian supervision. Guardians must be 18 years of age or older. Unit Owners, Residents and Guardians are responsible for the behavior and actions of their children. If you leave the pool area, you must take your child(ren) with you.

Smoking is not permitted in the clubhouse, pool area, or the tennis courts.

Animals, toys or sporting equipment are not allowed in the pool area. Those requiring them will be permitted to use life jackets and other safety flotation devices.

Ball throwing of any kind is not permitted

Running is not allowed on the pool deck.

Unnecessary roughness, splashing, loud radios and horseplay will not be allowed at any time. Other undue disturbances

are strictly prohibited. For the convenience of other residents, headphones are suggested. Registered residents should notify the pool monitor of disruptive or unsafe behavior.

Diving or jumping, of any kind, into the pool, is not permitted.

Beverages in glass containers are not allowed. Only plastic or paper beverage containers are permitted. Please dispose of all containers properly. **No alcoholic beverage is permitted in the pool area.**

A responsible adult must accompany children in the shower area.

Only proper swimming attire is permitted in the pool. Cut offs are not allowed. Per health laws, no child in diapers (or swimmy diapers) or who is not toilet trained is allowed in the pool.

Management reserves the right to revoke seasonal passes for repeated violations as well as for anyone caught in the pool after hours.

Master Insurance Policy:

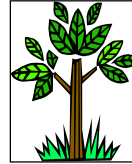


The Master Insurance Policy has been renewed with Vermont Mutual. The Agent is W.T. Phelan of Belmont. Many

Owners may be receiving requests from their Mortgage Companies looking for the Master Policy Certificate of Insurance. Please call the Agent directly at (617)484-4600. They will need the name and address of your Mortgage Company as well as your loan number. Owners are advised to discuss necessary coverage with their own agent to be sure

proper coverage is obtained. We have sent owner information on this subject so that your home owner policy dovetails with the Master Policy. If you would like another copy of this, please call either Jill Fama or Joan Halley at American Properties Team, Inc..

Landscaping Reminders:



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 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. 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.

Management Information:



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 - Condo Coordinator
Ext. #226 or email address
Jhalley@aptfin.com

Jill Fama – Property Manager
Ext., #235 or email address
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.

Smoke & Carbon Monoxide 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.

We are also enclosing an article on Carbon Monoxide alarms. It is worth looking into. Even though Pickman Park has electric heat, there are other methods of carbon monoxide poisoning.

Pickman Park – Web Site:



The Pickman Park Web Site is
www.Pickmanpark.org

Submitted by: American Properties Team, Inc.