

IN THE PARK

Heritage Park Newsletter, Summer 2012

www.heritageparkestates.com

SMOKING AMENDMENT

The proposed amendment to prohibit smoking *did not* pass. The votes received are as follows:

72 – Yes
66 – No
80 – Didn't respond

The 66 “No” votes eliminate the possibility of a 75% homeowner approval needed to amend the Master Deed. Accordingly, there will be no additional restrictions regarding smoking on the property.

THE BOARD OF TRUSTEES

Members of the Board of Trustees, the governing body of the Community Association, are as follows:

Henry Lane – 39 Heritage Drive
Jack Sughrue – 52 Heritage Drive
Marjorie Go – 108 Heritage Drive
Patty Whittaker – 56 Heritage Drive
Tom Melia – 63 Heritage Drive

ELECTRICITY

Please contact National Grid if your unit or building is experiencing a power failure. Feel free to notify the office of the situation. However, for resolution, you will need to contact National Grid.

OUR OFFICE

The Community Association Office is located at 200 Heritage Drive in the brown house located on the northeast side of the pond. Office hours are Monday through Thursday 8 am to 2 pm.

Community Association Manager, Anne Herndon, works during these house but is not always at her desk. She has many duties that require her to be off site at times. You may leave a message for her at 508-234-7319, and she will get back to you as soon as possible. Our Maintenance Manager, Dennis Whitney, may be reached by calling the office and leaving a message or, in case of emergency, please page him at 978-638-1081. After the tone insert your number and he will call you back. There is a mail slot in the front door that may be used when the office is closed. There is also a bulletin board on the wall of the foyer where information may be posted by residents of Heritage Park that may be of interest to others.

OUR WEBSITE

We have created an experimental website for our condominium at www.heritageparkestates.com. The website provides access to our current newsletter, financial reports and condominium documents. Let us know if you have any suggestions for the site.

OUR LIBRARY/CONFERENCE ROOM

The back room located on the northeast side of the office building contains a large and varied selection of desirable books to be shared among residents of our community association. Many books have been donated to our collection. Please come and partake of this wonderful free resource with no due dates. Our library is open on weekdays 8 am to 2 pm. You may drop off books after hours by leaving them at the front door.

MAINTENANCE

Dennis Whitney, our Maintenance Manager, handles maintenance requests as they are received for small jobs. He completes larger projects on a scheduled basis. Contractors complete many of our maintenance repair and replacement projects.

IN CASE OF EMERGENCY!

Please use the numeric pager number: 978-638-1081. Enter your phone number after the tone.

CALLING THE OFFICE

When calling the office at Heritage Park, please leave your name and a phone number. In most cases the office requires more information in order to effectively handle your request. **If we do not know who has left a message, no action will be taken.**

OUR POND IS CLOSED

This is just a reminder that due to liability and cost of insurance, our pond is no longer open for use. Please note that there is NO skating, boating or swimming allowed.

POLICE/ FIRE/ MEDICAL

In the event of a police, fire or medical emergency, dial 911 immediately. The association does not have the trained personnel nor the specialized equipment to handle such emergencies. For issues of disturbing the peace, vandalism, etc. please call the Northbridge Police Department. These situations are police matters and should be handled as such. You may call the Heritage Office to inform us for documentation purposes. However, residents need to notify the police at the time of the incident.

Grilling of any kind is **STRICTLY** forbidden on the 2nd and 3rd floor balconies of the midrise homes by order of the First Department. 1st floor homes must place grills at least 10 feet away from the building when in use.

MIDRISE DRYER VENTS

All homeowners are required to clean their individual dryer hoses on a regular basis. We have found that the clogging of an individual unit dryer hose is most often the reason why the attic fan is not functioning properly. When the office receives a call regarding a malfunctioning attic fan, the homeowner will be asked to check and clean their dryer hose first before any further maintenance is performed.

RULES AND REGULATIONS

All residents should have a copy of the Rules and Regulations. They are available upon request by contacting the office at 508-234-7319 or download from our website.

MONTHLY FEE PAYMENT

Please be aware that the condo fee is due at the office on the 1st of each month. The payment must be received by the 15th in order to avoid the \$10.00 late fee. It may be dropped through the slot in the front door of the office or mailed to:

**Heritage Park Estates
P.O. Box 432
Whitinsville, Ma. 01588**

MIDRISE PARKING

The office continues to receive complaints from homeowners regarding vehicles illegally parked in their spaces. Visitors must park in the appropriately-marked spaces only. No one may use a unit space without specific permission from the homeowner. These are deeded spaces and unauthorized vehicles will be tagged and fines will be assessed if required.

MIDRISE HOMEOWNERS: HOT WATER HEATER AUTO SHUT-OFF PROGRAM

The Board has amended the Rules and Regulations to require that all midrise homeowners install automatic shut-off device on their hot water heater before January 1st, 2007. Furthermore, an automatic shut-off device is MANDATORY with any new tank installation. ***If owners DO NOT INSTALL THESE DEVICES IMMEDIATELY the Association will arrange installation and assess the unit owner for all related costs and expenses which will become a lien on the unit until paid.*** In the same vein, washing machine hoses should be replaced with steel reinforced hoses.

Water to the machine should be turned off when washer is not in use.

PROTOCOL FOR LEASING OR RENTING YOUR UNIT

The guidelines for leasing or renting your unit are located in Section 5.15 of the Heritage Park Estates **Declaration of Trust** Document. You may reference this document by accessing our website at www.heritageparkestates.com. If you are currently renting your unit or wish to rent your unit please make sure you adhere to the following guidelines:

- *You may not lease for a period less than 90 days.*
- *The occupancy agreement must cover the entire unit, not merely a portion thereof.*
- *The occupancy agreement must be subject to all aspects of the master Deed, Declaration of Trust, By-Laws, and Rules and Regulations of Heritage Park Estates.*
- *You must provide a copy of the occupancy agreement to the office.*
- *The homeowner must furnish a copy of the Rules and Regulations to the tenant.*

2012 MAINTENANCE SCHEDULED

The stone wall at the Red House has been rebuilt.

Exterior painting of Midrise Building 2 and Units 29-40 as well as Units 14-17 (decks only).

Some of the masonry steps have been replaced and repositioned at Units 14-17 and 68-73.

The walkways were replaced at Units 14-17 and 68-73 followed by the installation of gutters over the front steps.

Two trees were planted at Midrise Buildings 3 and 4 to replace some that were removed.

There has been ongoing replacement of clapboard and trim on Units 29-40 and Midrise Building 2 because of significant deterioration in preparation for exterior painting. There will be spot replacement of trim on Midrise Buildings 3 and 5 along with some significant replacement of siding on Midrise Building 4.

New Kubota Tractor has been purchased.

The Maintenance garage door has been replaced to accommodate the larger tractor.

Asphalt repairs have been done on some deteriorated sections of the roadway including the repair of several catch basins.

Tree maintenance and removal is scheduled in the fall.

There has been replacement of landscape damaged by replacement projects.

RUBBISH

Pickup for the townhouses is every Wednesday. Please have your containers curbside by 7:30 a.m.

There are dumpsters provided for the Midrise Buildings that may be used by all residents of Heritage Park.

PLEASE NOTE: Dumpsters are for trash generated on this property only. No resident may bring rubbish from an offsite location onto the property to dispose of in our dumpsters!

Furthermore, the **dumpsters are for trash only**. Do not place furniture, appliances, construction material or home fixtures in the dumpsters. For these items, please call the office at 508-234-7319 to arrange disposal.

RECYCLE

Pickup for townhouses is every two weeks. Please place your recycle container next to your rubbish container curbside by 7:30 a.m.

There are 3 zero-sort recycle dumpsters at the Midrise Buildings located at building 1, building 5 and in between buildings 3 and 4. All residents may utilize these dumpsters.

PLEASE NOTE: You do not have to bag items or sort anything. You may place all recyclable items in the dumpsters. ***Make sure you collapse all boxes.*** Otherwise, the empty boxes take up too much space and the dumpsters overflow unnecessarily.

NEIGHBORHOOD WATCH

We would like all homeowners to be aware that there have been a few house and car break-ins on the property. This has been an issue in the Town of Northbridge recently and the police are investigating.

Heritage Park Estates is not a gated community so our best defense is a neighborhood watch. We request all residents call the office or Dennis Whitney, our Maintenance Manager, immediately if you observe anyone hanging around the buildings or in the parking areas that you do not recognize. The police will be monitoring the area as well.

As an extra measure of caution, please make sure your doors are locked and windows closed if you are not home.