

The Letter from the Board

Dear Neighbors,

As the transition to the management company finalizes we would like to update you on a few things:

1. Snow Removal Procedures and Parking

a. In the last few months the expediency with which residents moved their cars has improved dramatically, however we all can always do more. Please remember that when you don't move your car or make the plow wait, you increase the cost of plowing for LaPlume, which WILL be transferred to YOU in the next contract. Quickly moving your car out of the way when and **ONLY** when your lot is being plowed, allows for lots to be plowed more efficiently, reducing costs and giving us better negotiating position with snow removal contractors.

b. For clarification sake: running your car's engine in your parking spot and/or only starting to frantically clean your vehicle when the plow is all but done and is leaving, **DOES NOT** constitute "moving your car out". While during weekdays the problem is less severe, during the weekend doing too little too late will result in a fine. It is **YOUR** responsibility to clean up your car after the storm is over, so you could move it out at a moment's notice.

There have been multiple suggestions by the management company to tow every single car that obstructs the plow – the policy that is often instituted in other associations. The Board decided against it for the time being, hoping that such severe measures would not be necessary and that \$25 fines are persuasive enough.

PS: Surprisingly, as opposed to the younger people, most of the elderly residents are the most punctual and diligent with respect to moving their cars out on time (probably due to having most energy and least mobility problems).

c. Assaulting or threatening board members, or vandalizing or attempting to vandalize board members' property will result in police being called and criminal and/or civil charges filed and pursued to the fullest extent provided by law. One incident, which already occurred, is the first and the last one which was left without consequences. Uncivilized behavior will not be

tolerated. If you have a complaint or dispute DO write a letter to the entire board and/or employ the legal system.

- d. **Effective immediately there is ABSOLUTELY NO PARKING on Farrwood Dr during snow days.** Cars overflowing into Farrwood Dr obstruct the Patriot's plows that were hired to clean Farrwood Dr by all six phases. If you leave your car on Farrwood Dr during snow removal you **WILL BE TOWED**.
- e. Generally, if you don't have enough space on Heritage Hill, please **DO** overflow into other **CLEANED** Phase II parking lots while your lot is being plowed. Each lot always has many extra spots available.
- f. If you're going away during the winter and need to leave your car for prolonged period of time, please contact the board providing your plate number and the period of time the vehicle will be left unattended. The board will provide you with information on where to leave your vehicle and you will be exempt from the parking violation fines for the duration of your absence.

2. Condo Fees and Fines

- a. All condo payments (unless you subscribed for direct withdrawal) and fines should be sent to **Property Management of Andover** to the address:

Property Management of Andover
PO BOX 488
Andover, MA. 01810

While sending the payments to association's address is still possible, you're highly advised against it: the board has to resend the letters back to the PM of Andover, which is not done often and will delay processing of your payments. The Board **DOES NOT** process your payments.

- b. Some residents have inquired about the amounts of the condo fees. The answer is simple: the condo fees **HAVE NOT CHANGED** since April 2007 and are as follows:
 - i. Corner units: \$184.24
 - ii. Portico units: \$142.78
 - iii. Standard units: \$136.33

- c. There was some uncertainty about a 5% discount being applied when the payments of 3 months or more in advance were made. Two of the board members have studied all of the condominium documents available (multiple versions of the By Laws, Master Deed, Deed Amendments). We have found no physical record of a 5% discount being allowed. If any of you can point out the specific place in the documents where this discount is mentioned, the Board would be very grateful. Since the discount was customary for many years, we will continue the practice until April 2008 and will either codify the discount as an amendment to the By-Laws or dispose of the discount entirely if the amendment is not passed or we won't have a quorum during the meeting.

3. Miscellaneous

- a. As some of you might have heard over the last couple of years, a small part of one of our association's parking lots occupies the land the association does not own. There is an ongoing discussion about a land swap with the development company whose land we currently occupy. The board and the association's attorney are currently waiting for specific details and proposals from the developer, but **none are available so far**. That said, please keep in mind that the association might need to hold an additional meeting prior to April annual one, to vote on the proposal(s). We'll send additional newsletter on the subject as information becomes available.
- b. The association's records and property have been moved to a secure, temperature-controlled facility in preparation for the audit. The total cost of the storage is approximately \$700/year, which will be further reduced post-audit, once we determine what records can be expunged (we still keep records dating to 1980s and 1990s).
- c. And now everyone's favorite topic: dogs. I'd like to remind everyone that letting your dog run off the leash on the Phase II property, leaving your dog on the unattended leash or not cleaning up after your dog will result in \$25 fine per dog per incident. By letting dogs running in the parking lots unattended you are not only endangering the life of your pet, but also create hazardous conditions for drivers and parked vehicles.
Using the lawns and walkways of other associations WILL NOT exempt you from cleaning up after your pet. The boards of

all six phases stay in touch with each other: you will be tracked down and you will be fined.

- d. The condominium association now has a website located at <http://farrwood2.com/> . There you can find most of the important condominium documents.

Also you can contact the board members at the following email addresses:

- i. President – president@farrwood2.com
- ii. Treasurer – treasurer@farrwood2.com
- iii. Clerk – clerk@farrwood2.com
- iv. The entire board: board@farrwood2.com

The total cost of the electronic age is approximately \$60/**year**.

Sincerely,
The Board of Managers
Farrwood Green Condominium Association, Phase II