

VILLAGE GATE CONDOMINIUM Newsline April 2019

The owners that volunteer their time to serve on the Board of Trustees are:

Mary Kimball #55
Lee Nitenson #57
Kathy Brophy #96
Claire Berg #46

The Board of Trustees receives no compensation for their efforts on behalf of all unit owners at Village Gate. There is an opening on the Board of Trustees, anyone interested should contact the management office at 508-286-0095 or email to spm@southeastern-property-management.com to express their interest in filling the open term.

SEPTIC SYSTEM CARE

Grease should never be disposed into the septic systems.

Village Gate has septic systems. It is extremely important that they are not abused and that they do not fail prematurely. It is very costly to replace a septic system as many of you know. Please conserve water whenever possible and do not flush anything that was not consumed. Also, **GARBAGE DISPOSALS ARE NOT ALLOWED AT VILLAGE GATE.** These are one of the number one contributing factors to a failure of a septic system.

A comprehensive inspection of the buildings and grounds has been completed.

Maintenance items requiring corrective repairs have been recorded and brought to the attention of the Board of Trustees. A maintenance plan will then be developed and all items addressed by various vendors. There are some already known masonry repairs that will require repair. These are priority and will be completed as soon as the weather allows it.

It was noted during the property inspection that several owners have dog tie up apparatus on the rear of their units. This is a violation of the rules. **Do not tie out your dog for any period of time.**

Also, several decks were found to be overburdened with furniture and/or storage items. **Decks are to be kept neatly at all times and not to be used as storage.**

Some were also observed to be in need of repairs and maintenance. Please take a look at your deck and take the appropriate action. There will be specific communication sent to these deck owners directly.

2019 Capital Project plans are being finalized. Another building will be completed this year. We will be communicating with the residents on this project once plans are completed.

Snow removal total costs for this past season have been compiled and we are happy to report that we did not go over budget for snow removal!

ONCE AGAIN, ALL RESIDENTS ARE REMINDED THAT...
THE DUMPSTERS ON SITE ARE FOR HOUSEHOLD TRASH ONLY AND NOTHING IS TO BE LEFT OUTSIDE THE DUMPSTER!

It is the responsibility of each owner to communicate to their vendor that their debris is to be disposed of OFFSITE.

Big Blue Removal is available for the disposal of your big items. They can be reached at 508-226-1295.
ALL cardboard must be flattened before you put them in the dumpster.

The Association is happy to announce that the **new Association's website** is completed. www.villagegatecondos.com is now up and available with information regarding the Association. Feel free to browse and often return to the site for updated information. The webmaster will be updating the site on a regular basis.

The agent for the master insurance policy is JOHN J PRUDENTE AGENCY. If any owner requires a certificate of insurance, please contact their office directly at 781-337-3100 or www.pruins.com. The Association does not provide these documents.

If any owner is refinancing or selling their unit and needs specific documentation, such as a 6-D certificate, condo documents or affidavits, please allow a minimum of 7 - 10 days prior notice in order to provide the Board of Trustees and management adequate time to prepare this paperwork.

Residents are asked to remind their **guests to park on a guest parking space and not on another resident's parking space.** Please be respectful of your neighbors parking area.

Landscaping spring cleaning has started, winter sand has been removed from the parking areas along with the cleaning of the mulched beds. Normal landscaping activities will be starting with fresh mulch installed sometime around memorial day weekend.

Until next time.....

Southeastern Management and the
Board of Trustees

