**VILLAGE GATE CONDOMINIUM TRUST c/o**

**Southeastern Property Management**

**SPRING 2021 NEWSLINE**

We have all survived another New England winter. As with most of you, we are looking forward to Spring time and some warm weather.

Below please find important information as it is applicable to all owners/residents at Village Gate. Please take the time to read this newsline and promptly contact us should you have any questions or concerns with its content. You can reach us at 508-286-0095 or at spm@southeastern-property-management.com

Should anyone require a certificate of insurance for their mortgage company, please contact the agent for the Master Policy, John J. Prudente Agency at [www.pruins.com](http://www.pruins.com) or at 781-337-3381 to request the certificate. The Association does not provide these.

**A REMINDER TO ALL RESIDENTS FROM THE MASTER INSURANCE CARRIER THAT…**

* **Charcoal Grills are not permitted on any portion of the property**. **This includes smokers that require charcoal or wood.**
* Electric and propane gas grills are permitted on open balconies or decks, not less than 5 feet horizontally and vertically from the nearest building, unless local code restricts their use.
* Propane gas grills must not be used on enclosed or semi enclosed balconies, decks, areas or porches and must be located in the rear of the units.

Please adhere to this policy for the protection of the unit owners and the association as a whole. We must strictly enforce this policy to make sure that our insurance coverage is not compromised. Any owner that does not follow these guidelines will be immediately contacted.

In addition, if you have a **Fireplace,** the chimney must be cleaned and/or inspected every 2 years and a receipt of such action forwarded to the association. Again, this is a master insurance requirement and the cleaning program is to make sure the buildings do not sustain any fire damage due to soot buildup.

All owners/residents are reminded to check **the batteries of their smoke detectors** to ensure that they are properly functioning. The date of the smoke detector should also be checked and replaced if it has expired.

**MAINTENANCE SEASON**

Sometime in April we will complete our spring inspection of the property. The list will be compiled, prioritized and addressed accordingly. In addition we will be working on the compilation of the masonry repair list. In the meantime, if you have noted that your steps and/or railings require attention or perhaps something else that requires attention please let us know immediately at 508-286-0095 or at spm@southeastern-property-management.com.

We have finalized the capital project for this year and all owners have been notified. Units 82-90 is the building to be done for 2021. While originally we had unit 65-75 targeted for this year, unfortunately as with the process that is undertaken each year to determine the building to be done, it was found that 82-90 stepped ahead of 65-75 on the priority list. We expect to return to the original schedule in 2022. We have 11 buildings in total, with 6 being completed we are just over the halfway point. Once the carpentry portion of the repairs are completed, we will move to the painting phase of the project.

As a reminder, for those unit owners that are choosing to pay in installments, the first payment is due April 1, 2021. Thank you to those owners who have already paid their portion in full.

The project is expected to start at some point in the month of April. Building will be notified once we have a set date.

To the residents of 82-90: There are decks in this building that require substantial repairs and/or replacement. We strongly suggest that you arrange either B&D Construction or a licensed and insured contractor of your choice to have your deck needs addressed prior to the project.

There are specific guidelines to be followed when replacing a deck. Please contact the management office for those details.

A reminder to all owners that wish to replaced windows and/or doors. All window replacements must match the style currently on the unit and all windows must have grids on them. Doors, the same applies. Doors must be replaced with same style door currently on the unit.

Once weather allows it, we have arranged to have the posts of the mailboxes painted. We will also be painting the building posts at each building.

The fence at the entrance of Village Gate, facing route 138 is being replaced this spring. The current fence is rotting at the bottom an in danger of falling. It is going to be replaced with gray pvc fence. The property sign will also be receiving a face lift.

**SEPTIC REMINDERS**

A reminder to all residents that GREASE, WIPES and any other item that has not been consumed, is not to be flushed down the toilet or sinks. Everyone is aware of the financial impact of a failed septic system. Garbage disposals are strictly prohibited at Village Gate; they are one of the leading factors of a failed system.

**A FEW REMINDERS THAT BEAR REPEATING….**

All household trash is to be place INSIDE THE DUMPSTER and not outside the dumpster; in addition CARDBOARD BOXES ARE TO BE BROKEN DOWN at all times as not to fill up the dumpster and then leave no room for the residents to dispose of their trash (no appliances, tvs, computers etc.) . The dumpsters are for household trash only. We are charged extra and in turn trash budget costs increase when residents violate the disposal rules established by Waste Management. In addition, **please do not leave trash bags by your front door for any period of time.**

No changes to any common element of the property is allowed without prior written approval of the Board of Trustees. In addition, contractors working on a unit or on the property must be licensed and insured at all times.

No personal decorative items are to be placed on the entry steps and on any mulch bed of the property. If anyone still have a Christmas holiday wreath on their door, it is past time to remove it.

Dog owners are reminded to always pick up after their dogs AND to make sure they are always on a leash and under your control while on any portion of the common areas of the property. Dog runs are not permitted at Village Gate at any time or at any location of the property. It is the time of the year to have your dog’s license renewed. Please do so and submit an updated copy to the Association promptly.

Cigarette butts start fires and are unsightly; if you are a smoker please dispose of properly.

Fire pits of any kind are not allowed on any part of the property including your deck.

Car repairs of any kind is not allowed on the property including inside the garages.

Decks and the area under the decks is not to be used as a storage facility; please keep these areas clean and only with appropriate deck furniture.

If you are going to be away for an extended period of time, please let a neighbor know or let us know. We are not trying to be invasive in your lives, just trying to ease the concerns of any neighbor that has “not seen you in sometime”.

**LANDSCAPING**
The landscaping season is around the corner; Yukon after April 1st will start their season with the spring clean up. Fresh mulch which will be installed prior to Memorial Day weekend. Trimming of the shrubbery will occur after July 4th.

The irrigation system will also be turned on at the appropriate time of the season.

We encourage our residents to visit the Town of Easton’s website at www.easton.ma.us/ for town information and town resources.

Thank you from the Board of Trustees and Southeastern Property Management. HAPPY SPRING !!