VILLAGE GATE CONDOMINIUM TRUST

www.villagegatecondos.com

Winter 2021 NEWSLINE

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This year certainly presented all of us with various challenges. We hope that all of our residents and their families have remained healthy. While this holiday season is different, we do wish you all a happy and healthy holiday season. We look forward to the New Year with hope and anticipation for a better 2021. Happy Holidays!!

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With winter knocking on our doors, here are just a few reminders so that we can all be prepared and safe.

* Clear stairs and landings of all personal items so that the shovelers are able to clear snow effectively. A reminder that nothing other than a flower pot is allowed on the landing at your door.
* Please shut off outside water faucets and stored hoses for the winter. If you have not, please do so. Be sure to let the faucet “drip” after you have shut off the water to drain any water left on the line so that it does not freeze.
* Please have on hand an extra supply of environmentally friendly ice melt like SafePaw or Green Scapes Ice Melt (the hardware store may recommend a brand) to use as you deem necessary in between the treatments from the snow vendor.
* With the first snow storm already here, we hope this is not the trend for this coming winter.

**TRASH- We have repeatedly requested that** residents break down boxes before putting them in the trash. This continues to be an ongoing problem as large boxes, plastic bins, furniture, small appliances etc. continue to be placed in the dumpsters. **The dumpsters are for household trash only**. PLEASE do not leave trash outside a dumpster; use another dumpster if yours is full. Please close the side doors on dumpsters. This helps keep unwanted four legged creatures from getting in. Trash removal is costly. **When trash is left outside a dumpster an additional cost for cleanup is incurred. This cost is passed on to unit owners. The solution to this problem lies with all unit owners.**

**Also, a substantial amount of Styrofoam coffee cups** have been found and picked up around the entrance of Village Street; **PLEASE** do not throw your coffee cups on the grounds of Village Gate.

**Dog walkers and exercise enthusiasts** it is a good idea to wear some “high visibility” article of clothing as you are out and about on property. A reminder that dogs when being walked thru out the property **are to be on a leash at all times**, and never are to be left tied out on any common area such as deck posts and railing posts.

**Speeding on Village Street** seems to always be a concern; we continually hear about speeding vehicles on Village Street. Everyone, please slow down and obey the speed limit, everyone’s safety including your own is a must.

**HOLIDAY DECORATIONS**

A reminder to everyone that the display of holiday lights on the exterior of the buildings, trees, shrubs, or lawns, etc. is strictly prohibited. No decorations are allowed on lantern poles, shrubs or railings. **Interior window lights are to be white/clear in color only.**

**DISPOSAL OF CHRISTMAS TREES**

Once again we have made arrangements with the Easton Boy Scouts to pick up the Christmas trees. We will advise you once we have the pickup date. Please bring your tree to the cul de sac prior to this date and time and leave your tree at the designated location (between the orange cones) for pick up by the boy scouts.

**SNOW REMOVAL POLICY-**

As we are in the snow season, the Board would like to remind all residents of the procedure to follow for snow removal. Yukon will be plowing our property again this year. Residents are asked to leave their vehicles in their lots and move them when directed by the plow driver. (The plow drivers have been asked to honk their horn when they want cars moved. At times it may be difficult to hear this signal.  Please keep your eyes open and move your vehicles at the appropriate time.) The plow driver usually makes one pass through a lot and then moves on to another lot until all lots have a clear path. The plow driver then returns later to clear the lot. At this time you will be directed to clean and move your vehicle. All vehicles must be removed from the lot to assist in snow removal.

If a vehicle is not moved and the plow must return at a later time the cost associated with this second plowing will be passed on to the unit owner.

If for some reason you are unable to move your vehicle, please arrange for a neighbor to clean and move it for you.

In the past many residents have moved their vehicles to the cull de sac and the roadway leading to lots F & G prior to the first snow flake falling. This practice creates a problem as the cull de sac and street needs to be plowed and cleared first with access to areas to “dump” snow from Village Street. Residents are also reminded that parking in front of dumpsters and on both sides of the street is prohibited.

The Board thanks you in advance for your cooperation. Please feel free to contact Southeastern Property Management 508-286-0095 if you are unclear or have questions regarding this procedure. Also, if you have an elderly neighbor, think about helping them out by cleaning out their vehicle and/or moving their vehicle to allow for plowing. We are sure they will appreciate the help.

**PARKING**

A reminder that each unit is allocated **2 parking spaces**; at no time is an owner to use another owners parking space. Guests must park in guest parking within each parking lot and never on another owner’s space. There is ample guest parking at the cull de sac at the end of Village Street.

**CHIMNEY CLEANING**

A safety reminder to those owners that have a fire burning chimney; please have your chimney inspected/cleaned. Your safety along with the safety of others in your building is the concern.

**Bird feeders** are only allowed on the edge of the woods of the property and are never to be attached to a deck or any part of the building

**GUTTER CLEANING**

The gutters on the property are being cleaned out this coming week, including repairs as needed thru out the property.

**FALL CLEANING**

Yukon Landscaping has completed the fall clean up of the property, therefore completing their contractual landscaping obligations for this landscaping season.

**DRYER VENT CLEANING**

Owners are reminded to clean out their dryer vents periodically; a clean vent will provide efficient drying and also avoid a safety concern.

**SEPTIC PUMPING**

Septic pumping on all systems is ongoing and almost completed. We remind all residents not to abuse the very costly septic systems and a good rule to follow is that if it was not consumed it is not to be flushed. A reminder that garbage disposals are never allowed.

**Board of Trustees**

It was announced thru a recent notification that there was an open seat, but no resident expressed interest in placing their name on the ballot, therefore the current members of the Board of Trustees remain:

Mary Kimball, Jennifer Duehring, Lee Nitenson, John McLaughlin and Kathy Brophy.

Anyone that would like to join the Board of Trustees and is in good standing with the Association is encouraged to let the management office know so that we can contact you when there is an opening on the Board of Trustees.

**A reminder from the Board of Trustees** to all residents that if you have an item of concern whether it is maintenance related or anything else, that you promptly and timely report your concern. Please do not wait for time to go by to report it. In order for the Association to promptly address your concern we need to know about your concern. Please always forward these to the management office and please do not report them to a Trustee. You can call 508-286-0095 or email spm@southeastern-property-management.com.

Should you have any questions or require clarification on any of this content, please contact Southeastern Prop. Mgmt. at 314 E. Main Street #2, P. O. Box BG Norton Mass. 02766

508-286-0095 (fax 508-286-0096) or thru email at spm@southeastern-property-management.com.