

NEWSLETTER

MARCH 2022

◆ **Birchwood Pointe Board of Trustees:**

- Tracey Chalifour, **President**
- Alan Stern, **Treasurer**
- Frank Peluso, David Kaloyanides, **Trustees**
- **Gemini Property Management:** Anthony Castiglione, 978-346-8900 or apc@geminiproperty.net

Leasing Status:

As of March 31, 26 units are leased. The maximum is 32 units (or 25%). If you are selling your unit, please remind your realtor that there is a leasing restriction at Birchwood Pointe. All potential owners should understand the rental restrictions before purchasing a unit, and the buyer's realtor should check with Gemini to obtain the current ratio.



Management recently received a resignation from Board Member Patrick Sweeney. Since there were no owners that submitted their names for consideration in January to replace Julie Griffiths and Debi LeBlanc, the Board decided to wait until the annual election in September to solicit new candidates.

SPRING/SUMMER REMINDERS, etc.:

Seasonal projects will begin outdoors in the common areas. Landscaping, property repairs, and other tasks kick into high gear, and before we know it, the pool will be open. There will be memos and notifications by email whenever possible to inform residents of the work and resident cooperation is appreciated! Thank you in advance for your assistance so that all projects proceed smoothly.

LANDSCAPING: Over the course of April and May, the Landscaper will be on property to perform a spring clean-up, sweep the parking lots, and plant grass seed in some areas. **Please refrain on walking on freshly mulched plant beds or seeded areas.** The Association spends a lot of money (from your condo fees) to make the property look vibrant and manicured, and the flowers and plants are for the enjoyment of all. We would like the spring refresh work to last a while! Also, residents are not allowed to alter the plant beds in any manner. Cutting flowers or shrubs down is strictly prohibited. Any resident found to be cutting plants will be fined. If you would like to participate in the Landscaping Committee, if you have questions about flowers or plants, or would like to volunteer to water new plants, please contact Gemini Property Management.

AC SLEEVE COVERS: As is customary practice every year, the AC Sleeve covers will be removed on April 21, weather permitting, so please do not attempt to remove yours before that happens.

NICE NEIGHBORS: Please show extra consideration for your neighbors now that windows will be open. Lower voices near open windows, on walkways, near entry ways, and also lower car stereo volume while in the parking lot. Motorcycle owners—please keep engines as quiet as possible, and park with exhaust pointing away from buildings. And remember that smoking is only permitted in the three designated areas on property.

MOTORCYCLES AND THIRD CARS: Motorcycles are allowed on the property April through October. Also, residents wishing to have a third vehicle must contact Gemini to register and pay the fee, to have the 3rd car on the lot between May and October only.

CARPET CLEANING: Annual cleaning will take place in early May. Memos will be posted ahead of time.

OPEN WINDOWS AND HEAT LOSS: In warmer weather, we all want to open windows and let fresh air in. Please keep in mind that condominium fees include paying for heat, so when you leave for extended periods of time and the outside temperature drops below 60 degrees, the heat will automatically kick on through June. Open windows can essentially be like throwing money out the window, and that is reflected in the heating budget line item. If you are going to be gone for an extended period of time, please close your windows, or lower your thermostat to below 60 degrees. Especially at this time of year, it is not unusual to come home hours later and the outside temperature has dropped to under 40 degrees. Please help us contain condo fee increases by closing your windows. Also, hallway windows should be kept closed during warmer weather to help keep hallways cool and keep heat out. Summer also brings occasional severe thunderstorms, so closed windows will eliminate driving rain from entering buildings and damaging window sills and carpets. Please assist by closing windows if heat or storms are in the forecast.

POOL: We are hoping to open the pool on Memorial Day weekend, but we have some repairs that need to be made first. Also, there may be Covid occupancy restrictions in place—similar to last year. All residents will receive information when it becomes available.

PROJECTS: The Trust held back on many projects during the pandemic, and also a few times our vendors did not deliver. Now we have some catching up to do. Pool repairs, Asphalt work, outside steps, and painting will all be on the docket. The next six months will be busy with projects - residents will be notified when necessary.

Resident Garden Bed RSVP

Once again there will be 10 garden beds adjacent to the pool available this summer. They will be allocated ½ per condo unit (upper or lower) on a first come-first-served basis, and only one per unit.

Contact Tracey Chalifour at tjchali4@aol.com or 978-388-2800 to reserve a garden bed by no later than April 30th.

BPCA SECURITY

Please be vigilant in observing unusual activities. If you see something that seems illegal or suspect, please contact the police immediately with all information you can safely gather.

In addition, under no circumstances should you let someone follow you into a building if you do not recognize them. A visitor can contact the person they are seeing via the security panel or by cell phone.

Parking Lots

The landscaper's scheduled day for service is Thursday, with a Friday rain date. On Thursday mornings after 8AM, please try not to park between the dumpsters and the shed. This has historically been the staging area for the landscaper. Residents should remind any guests to leave those spaces open if possible.

Additionally, please advise guests with motorcycles to park in the designated motorcycle parking areas, indicated by the letter M.

The parking areas should not be used for gathering, playing or any other activity. It is a safety concern for both those who are using the parking lot and for residents and guests operating vehicles. In conjunction with minimizing activity, all vehicles should be operated at an appropriately low speed when driving on property.

WATER CONSERVATION IS STILL A TOP PRIORITY

As you know, water expenses are included in monthly condo fees. We are asking each resident to do their best to help minimize water use, as the cost affects the operating budget. Here are some ways you can help:

- ◆ Take **short** showers rather than baths. Baths use 15-25 gallons of hot water compared with less than 10 gallons for a five-minute shower!
- ◆ Run your dishwasher only when it's full, and avoid hand-washing dishes—this uses more water
- ◆ Repair running toilets and leaky faucets.
- ◆ Wash clothes in warm water. It takes half the energy of washing in hot, or better yet, cold water takes up to 90% less energy.
- ◆ When brushing your teeth, turn off the faucet—don't run the water until you need it.
- ◆ Always be conscientious that the water is not "free" - we have to pay for it at some point, just like living in a house.

Neighborhood Happenings

Over the past couple of weeks, you have received notifications of the potential for the City to create a 40R Overlay Merrimack River District that will include the top of Clarks Road. Also, the Marina on Main Street will be redeveloped. There is a lot happening in our neck of the woods. Please get involved and make sure your voice is heard as the decisions are made. Workshops on April 8 and 9 require an RSVP - check your email for the details that were sent to you.

Smoking Area Use and Etiquette

Smoking in common areas is only allowed in the three designated smoking areas. The areas do not include walking to and from the smoking areas, your building, or your vehicle. Please adhere to the smoking rules, and also inform your guests. Residents and guests using the smoking areas are reminded to properly dispose of smoking materials in the ashtray/urns provided.

There are no chairs in any smoking area across the property. When smoking, residents and guests must be located in the immediate vicinity of the ashtray. In the past, residents have been seen sitting and smoking in chairs that are not located in the smoking area. Please make sure to smoke only near the ashtrays, and do not move the furniture. Failure to comply will result in the removal of the ashtray from that location.

Trash and Recycling Containers

Please make sure to close the side doors of the dumpster containers. The dumpster gate/enclosure should also be secured after disposing trash and nothing should be left in the enclosure outside of the containers. In the heat, the garbage will begin to smell and attract wildlife. Please help by securing all areas and trash. It is not the responsibility of on-site maintenance to take care of your trash - if you can't fit yours in the dumpster, walk to another one.

Recycling is mandatory in Amesbury. Please put only recyclable items in the recycle dumpster.

REMEMBER, plastic bags do not belong in the recycle dumpsters. If you collect your recyclables in a plastic bag, empty your recyclables out of the plastic bag and then dispose of the plastic bag in the trash dumpster...