

NEWSLETTER

MARCH 2025

◆ **Birchwood Pointe Board of Trustees:**

- Tracey Chalifour, Alan Stern, Frank Peluso, Linda Suermann, Maribel Umpierrez
- **Gemini Property Management:** Anthony Castiglione, 978-346-8900 or apc@geminiproperty.net

Building cleaning usually occurs on Mondays, and a limited cleaning of entryways, doors and laundry rooms on Thursdays. In between, we should all do our part to maintain the property by cleaning up spills and trash we mistakenly create.

> Laundry machines should also be cleaned after each use - washer gaskets and detergent spills, dryer lint filters, etc. Also, leave washer doors ajar to prevent odors and mold.

Leasing Status:

As of February 28, 30 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.



SPRING REMINDERS:

Seasonal projects will soon 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 perform a spring clean-up, sweep the parking lots, and plant grass seed in some areas. **Please refrain from walking on freshly mulched plant beds or newly seeded areas.** The Association spends a lot of money (from your condo fees) to make the property look vibrant and manicured. 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 - the flowers and plants are for the enjoyment of all. Any resident 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 plant or water new plants or grass, please contact Gemini Property Management.

AC SLEEVE COVERS: As is customary practice every year, the AC Sleeve covers will be removed around Patriots Day, April 21, weather permitting, so please do not attempt to remove yours before that happens, and keep your eye out for a notice.

NICE NEIGHBORS AND VISITORS: Please show extra consideration for your neighbors now that windows will start to be open. Lower voices and refrain from loud cell phone conversations near open windows, on walkways, and near entryways so as not to infringe on residents in units near those areas; and also lower car stereo volume while in the parking lot. Please make sure your guests are also aware and also respect our community.

MOTORCYCLES AND THIRD CARS: Motorcycles are allowed on the property May through October. Motorcycle owners—please keep engines as quiet as possible, and park with exhaust pointing away from buildings. 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, HEAT LOSS and Damage: 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, when it is shut down for the season. Open windows can essentially be like throwing money out the window, and that is reflected in the gas 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 when the heat is on. Spring also brings occasional severe thunderstorms, so closed windows will eliminate driving rain from entering buildings and damaging window sills & carpets. Please assist by closing windows when necessary. Also, hallway windows should be kept closed during extremely warm weather to help keep hallways cool.

POOL: We are planning to open the pool on Memorial Day weekend. The Trust will again be using the excellent vendor we had last year. The "soft opening" by the pool vendor will be in mid-late April to start the process.

PROJECTS: Common area paint touch-ups, mortar repairs to front steps and other repairs TBD will start soon. 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 suspicious, 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.

All residents should have their own security code to their building.

Parking Lots, Guest Parking, and More

The landscaper's scheduled day for service will be 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.

Please make sure your guests are not parking in numbered (deeded) spaces so that residents can utilize their own space. 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

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 and potential condo fee increases. 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—it uses more water
- ◆ Repair running toilets and leaky faucets.
- ◆ 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.**

VEHICLES AND SNOW REMOVAL AD HOC COMMITTEE: The Board is convening a committee to explore how to address concerns residents have related to these policies, while at the same time balancing lifestyle expectations, logistics, and budgetary constraints. The committee will make recommendations to the board for potential approval. **Please contact Anthony at 978-346-8900, or apc@geminiproperty.net by March 17th at 5PM if you are interested in participating.**

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.

COMMON AREAS AND TRASH: Management has received resident complaints about personal items left in common areas - laundry rooms, hallways, etc. Residents should refrain from leaving any items in these common areas. Please dispose of your unwanted items in the trash dumpsters or take donate them elsewhere.

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...