

NEWSLETTER

SEPTEMBER 2020

- ◆ **Birchwood Pointe Board of Trustees:**
 - Tracey Chalifour, **President**
 - Alan Stern, **Treasurer**
 - Frank Peluso, **Trustee**
 - Courtney Farnham, **Trustee**
- ◆ **Gemini Property Management:** 978-346-8900
Anthony Castiglione, apc@geminiproperty.net

Unit Leasing Status: As of **September 1**, the Association is **2 units below the 25% rental limit.** Always check with Gemini Property Management if you are considering renting your unit, since the percentage of units rented can change at any time.



- **The Birchwood Pointe Condominium Association Annual Unit Owners meeting is WEDNESDAY, SEPTEMBER 23rd at 5:30 PM at Birchwood Pointe. Rain Date 9/30/20.**
- **We ask all attending to wear a mask and practice social distancing.**
- The meeting must take place as required by the Master Deed, and a quorum is required. BPCA bylaws state that we are required to have attendance of 33.33% based on beneficial interest of owners to conduct a meeting and have an election, so it is especially important that you attend, or give your proxy vote to someone that is attending. Without a quorum, we can not have an election, and we need elected Trustees to govern the community and conduct monthly business. The Annual Meeting is limited to deeded owners or those individuals to whom an owner has assigned their proxy.
- Owners should have received the Annual Meeting packet in the mail.

ADDITIONALLY, IN YOUR MEETING PACKET ARE FORMS THAT MUST BE COMPLETED AND RETURNED TO GEMINI ON AN ANNUAL BASIS OR WHEN ANYTHING PERTAINING TO YOUR UNIT CHANGES. PLEASE BE SURE TO RETURN ALL DOCUMENTS, ESPECIALLY THE UNIFORM DATA FORM AND MASTER DEED 8A CERTIFICATE, AND REGISTER ALL PETS AS REQUIRED BY THE RULES GOVERNING THE COMMUNITY. THESE DOCUMENTS CAN BE MAILED TO GEMINI OR BROUGHT TO THE ANNUAL MEETING ON 09/23/19

LANDSCAPING, SHRUBS AND FLOWERS:

*The association spends a lot of money to make the property look vibrant and manicured, and any resident found to be altering or damaging the lawn or plant beds will be subject to fines. Cutting flowers or shrubs strictly prohibited. If you have questions about flowers, plants, or the lawn, please direct them to Management, or volunteer to be on the landscaping committee!
Fall landscaping projects will be beginning soon. Work will include lawn restoration in designated areas, plant bed improvements, and more. Please be aware and careful when work is in process.*

REMINDER: SMOKING IS ONLY ALLOWED IN THE AREAS DESIGNATED IN THE RULES, AND IS NOT ALLOWED WALKING TO AND FROM A VEHICLE OR AROUND THE PARKING LOT. SMOKERS THAT EXTINGUISH CIGARETTES IN THE LAWN OR PLANT BEDS CAUSE DAMAGE TO THE COMMON AREAS THAT YOUR CONDO FEES PAY FOR, AND VIOLATORS AND WILL BE FINED. RESIDENTS ARE RESPONSIBLE FOR THEIR GUESTS.

Other Upcoming Important Dates:

POOL CLOSING: The Pool, cabana, and restrooms will all close the week of **September 21st.**

GARDEN BEDS: All plants must be removed by Columbus Day, **October 12th** at the end of the day.

MOTORCYCLES AND PERMITTED THIRD CARS: Must be off property before **November 1st** for the winter season.

MANDATORY FIRE ALARM and SMOKE DETECTOR TESTING - Will be held the week of **October 12th.** Please keep your eye out for the posting coming soon for specific details. The City of Amesbury has informed us that we do not need access to individual units this year, due to Covid-19. There will still be noise that all residents will need to be aware of, so we will post info.

Trash Management & Recycling—PLASTIC BAGS are not allowed in recycling dumpsters.

Recycling is mandatory in Amesbury. We have two recycling dumpsters on the property; one by building 4 and one by building 25— located on either side of the pool for resident convenience. Please use the recycling dumpsters as required. This will save us from incurring additional costs for trash removal.

Acceptable Plastics:

- > All plastics #1 - #7, excluding #6 (Styrofoam).
- > Butter/margarine tubs, dessert/yogurt cups and plastic condiment containers.
- > Six- and twelve-pack rings.

Unacceptable Plastics: IF YOU COLLECT RECYCLABLES IN PLASTIC BAGS, EMPTY CONTENTS INTO RECYCLE DUMPSTER

- > No plastic bags, styrofoam or packaging peanuts.
- > No plastic wrap, newspaper sleeves, or plastic film.

Acceptable Paper:

- > Newspapers and inserts.
- > All cardboard, with the exception of waxed cardboard—please flatten and if large cut into smaller pieces.
- > Envelopes, including window envelopes.
- > Telephone books, brown paper bags, magazines, paperback books, office paper, computer paper, fax paper, notebook paper and covers (no metal rings or clips).
- > Cereal boxes, drink boxes, milk cartons, cake and gift boxes—please flatten.

Unacceptable Paper: No napkins, tissues, toilet paper, or soiled food wrappers.

Acceptable Glass: Glass bottles, jars, food containers and beverage containers.

Unacceptable Glass: No window glass or mirrors; No light bulbs; No ceramics.

Acceptable Cans and Foil: Clean aluminum cans and foil—please flatten; Tin and steel cans; Lids from jars; Empty and non-hazardous aerosol cans.

AC Sleeve external covers will be installed sometime in mid-November, to assist with minimizing drafts and reducing energy costs.

LAUNDRY ROOM ETIQUETTE: Please clean the lint filters after you are done using the dryers. Also, washing machine doors should be left ajar so they can dry out, and personal items & household trash should not be disposed of in the waste baskets. Please do not leave unwanted personal items in the laundry room.

Plumbing and Heating: Birchwood Pointe plumbing, heating and drain systems were designed over 40 years ago, and each unit is connected to others by shared pipes in a stack. When one unit has an issue such as a drain problem or no heat, it can affect other units and possibly cause major problems for the entire building.

Recently, we experienced a drain issue where a resident flushed something that should not have been flushed, and that resulted in the main drain backing up and water infiltration in many units. This can also happen with the garbage disposals—please don't put items like rice & pasta, grease/fat, corn husks, celery, banana and potato peels, and beans in disposals.

We ask that everyone notify Gemini when it comes to heat, water and drain issues, and to not let problems proliferate because the inconvenience of no water or heat and the cost to all unit residents could be worse. Thanks.

Birchwood Pointe Parking Stickers

This is a friendly reminder that all resident vehicles parked at Birchwood Pointe are required to have a Birchwood Pointe parking sticker, as outlined in the Rules. You must obtain the sticker and put it in your vehicle window within 30 days of residency. Failure to do so will result in fines and possible towing of your vehicle for noncompliance.

Each unit is allowed no more than two vehicles. Vehicles without BP stickers can not park in deeded spots, and vehicles without BP parking stickers that are parked in a visitor space are considered guest vehicles. When parking, pursuant to the rules, you should always use your deeded spot first. We have limited visitor parking and many vehicles on property, so please be considerate. Overall adherence to this policy is especially critical during the winter, when parking spaces are at a premium due to the need for allocating snow storage in the visitor spaces.

Lastly, your sticker should be located in the LOWER RIGHT-HAND CORNER OF THE REAR MOST WINDOW ON THE DRIVER'S SIDE OF THE VEHICLE (not the rear window). IF IT IS NOT, PLEASE MOVE IT TO THE CORRECT LOCATION –IT CAN BE EASILY PEELED OFF AND REAPPLIED.