

NEWSLETTER

MARCH 2026

◆ **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: Full building cleaning usually occurs on Mondays, and a limited cleaning of doors, entryways, 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 by users after each use - washer gaskets, detergents spills, dryer lint filters, etc. Also, leave washer doors ajar to prevent odors and mold.

SPRING REMINDERS:

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.

PROJECTS: It was a very expensive winter due to all the snow above the contract amount, ice dams, and resulting leaks. The Board and Management will be looking at all the areas in need of repair, and how to pay for the related costs. The next six months will be busy with projects - residents will be notified when necessary. Seasonal projects will soon begin outdoors in the common areas.

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 20, 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 opened. 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 May. Memos will be posted ahead of time.

OPEN WINDOWS, HEAT LOSS and Property 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 if your thermostat is set high, through June when it is shut down for the season. **Open windows = throwing money out the window, and that is reflected in the gas budget line item and condo fees.** 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.

If you lease your unit, please pass this info on to your tenants - if condo fees increase, rent usually increases.

Spring also brings occasional severe thunderstorms, so closed windows will eliminate driving rain from entering hallway windows. 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 the last two years. The "soft opening" by the pool vendor will be in mid-late April to start the process.

Leasing Status:

As of March 16, 24 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.

Welcome to all new Unit Owners



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

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. **DO NOT GIVE YOUR CODE TO ANYONE THAT DOES NOT LIVE IN YOUR UNIT.**

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 ALWAYS 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 under 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.**

REPORTING MAINTENANCE ITEMS... AND WHAT IS AN EMERGENCY ? Birchwood is NOT an apartment complex with a 24/7 response team. If you notice something that needs to be fixed in a common area and it is not an emergency, please report it during normal business hours - M-F from 8AM-4PM. Calls outside of these hours are considered emergency calls. There is a \$10 fee for every call placed. Unit owners will be charged back for any calls made that are not common element issues needing repairs, or for calls that are NOT really emergencies. Additionally, tenants should contact their landlords for routine non-emergency items, not Gemini. Before placing a call, please make sure it is an emergency. Here are some recent emergency call examples to guide you:

- 1. You have no heat** - first check with your neighbors beside you and above/below to see if they have heat. if they do, the problem is in your unit. Call and provide specifics. It may or may not be an emergency. The \$10 will be charged to your unit if it is only in your unit.
- 2. You saw a person in the dumpster** - this is NOT an emergency. In fact, it could be a neighbor that threw something in by mistake and is trying to retrieve it, or it could be a police matter but it is not considered an emergency. The \$10 will be charged back to you.
- 3. Your condo fee payment was charged a late fee** - this is NOT an emergency. The \$10 will be charged back to you.
- 4. Water from above is leaking into your unit** - first knock on the unit door above you so the water can be stopped if possible. If emergency plumbing services are needed, then call. The \$10 will be charged back to the unit causing the leak.

More Emergency Examples - CALL IMMEDIATELY (not email)

Water on floor near laundry equipment or water heater - is an emergency.

Safety issues such as a building security door not locking.

Smoke, fire = call 911.

More Non-Emergency Examples- A clogged bathtub/toilet - if it is not overflowing onto the floor and potentially the unit below - is not an emergency and you should call a drain company. A beeping alarm in your unit when there is no evidence of fire or danger, a building entry door closing too hard, a car parked in your deeded spot or laundry left in a washer or dryer, a unit lock out or a security panel that stops working - none of these are emergencies.

PLEASE USE COMMON SENSE AND GOOD JUDGEMENT WHEN CONTACTING GEMINI FOR MAINTENANCE ITEMS.

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. This includes door mats, shoes, and more. Please dispose of your unwanted items in the trash dumpsters or 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.

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.