

Breakers Condominium

Fall 2016

Newsletter

Crowninshield Management Corp

18 Crowninshield Street

Peabody, MA 01960

(978) 532-4800

Calendar of Events

November

29th: 6:30 – 8:30 PM - Meeting for owners to discuss gate entry system and distribute parking lot access devices

30th: 3:00 – 6:00 PM – Second meeting for owners to discuss gate entry system and distribute parking lot access devices.

December

13th: 6:30-8:30 PM, Resident Holiday party. Bring goodies to share

Friendly Reminders & Updates

Pigeons

- Please DO NOT feed pigeons on your balcony or in the parking lot. We have a pigeon problem with their feces on resident balconies and cars and we want to deter their residency here.
- BIRD FEEDERS are not allowed on balconies. Anyone with them must remove them immediately.
- New products will be available in Mike's office for use on balcony fences.

Shopping Carts

- Please do NOT leave carts inside of elevators or hallways. Put back in LL stairwell. Please be considerate.

Common Area Lights

- If you see lights on in the storage or laundry rooms or lobby bathrooms rooms, please turn off. Help save on energy costs.

Parking Lot Gates

- The parking lot gates are in the process of being installed. As many of you have seen, there are bollards currently in place and new cement pads for the new gate system. There will now be ONE entrance on the North side and ONE exit on South side. Doing this will

allow for a larger entry for larger trucks, such as moving and delivery trucks.

- There will be more information provided at the meetings noted under "Calendar of Events". Do not forget to bring car form to the meeting completed.

Window Leaks

- Mike has completed the installation of weep hole covers at the windows of each unit in the building. This weep hole cover was created by our former Maintenance Superintendent, Tom, as an idea to, potentially, divert water so as not to back up in window wells/sills that then spills over onto the floors. We will see how these hold up with the first high wind and rain event.

Access into building

- Please DO NOT let anyone in the building that you do not know. If you are entering the building and they try to follow in behind you, do not let them. Inform them that they need to contact the person they are visiting to let them buzz them in.

Reminder of Parking Procedures

The parking areas shall not be used for any purpose other than to park duly registered, operable passenger vehicles. No vehicle shall be parked in such manner as to impede or prevent access to another unit owner's parking space. No vehicles with defective mufflers or fluid leaks will be permitted on The Breakers' Property.



Visitor spaces are NOT to be used by owners to park their second vehicle unless they are renting that space. Otherwise, visitor spaces are for visitors ONLY and they must display the visitor pass on their dashboard, which is valid for ONE night only. These passes can be obtained from the

Superintendent during his office hours of 7 AM to 12:30 PM Monday through Friday.

All residents will receive new parking stickers with new Gate entry devices. These are numbered with your parking space # and must be put on inside of rear window. If you are renting a space you will also receive a # sticker. Cars not displaying stickers or visitor pass are subject to fine and tow.

Other reminders and important numbers

If you have an emergency, after business hours, please call the after-hours emergency service at 781-289-8196. We kindly ask that you respect the privacy and personal time of the Board of Trustees and not call them or go to their unit door as they are not responsible for handling any emergencies personally.

If anyone has any questions pertaining to the topics in this newsletter, please call our Property Manager, Andrea Georgetti of Crowninshield Management at 978-532-4800 ext 236, or email her at ageorgetti@crowninshield.com