



# Breakers Condominium Newsletter

## Fall 2017

Crowninshield Management Corp

18 Crowninshield Street

Peabody, MA 01960

(978) 532-4800

### Building Improvements

In an effort to provide heightened security and continually improve our building, the following projects have been completed or planned.

#### Current & Planned

- Parking lot line painting on September 19<sup>th</sup> from 8:00am to 1:30pm.  
**Note:** All cars must be moved out of the parking lot by 8:00 am, or be towed
- Individual stack shut off valves will be installed in October to modernize our plumbing system, providing efficiencies and cost savings. Further information will be posted in hallways.

#### Completed projects

- Back up stairwell emergency lighting installed
- Hallway carpets and sofas cleaned
- Window glass replacement in lobby and pool room where needed was installed
- Dehumidifier installed for pool area.
- Patio wrought iron fencing repaired.
- Elevator Inspection completed
- Front Awning Cables replaced
- Generator rust removed and repainted by Mike
- New Security Camera System installed

### Building Issues

#### Window and Water Leaks:

We are aware of leaks in some units and certain areas of the building.

We are looking at potential ways to improve these situations.

Building and window caulking to some areas of the building will be taking place this Fall.

The results will then be assessed.

You will be kept posted as appropriate.

Thank you for your patience.

#### AC to Heat

- Turnover is being scheduled with the required vendors. Date will be posted in the hallways.

#### First Floor FOB Entry

- Laundry Room Hours  
6am- midnight - NO FOB NEEDED.  
Door will be locked midnight -6am. If you're inside laundry room after midnight, you can still exit.
- Storage Room Hours  
24 Hour Fob entry
- POOL & Lobby Bathrooms Hours  
9am - 9pm Fob entry. After 9 pm, you can exit.

#### Unknown Cars

- If you come home to find a car in your space, please put a note on the vehicle stating this is your reserved space, they need to move their car or be towed.
- Please take a picture of the car in your space, also showing the license plate and show it to Mike in the morning.
- If the owner can't be determined, Mike will call the tow company.
- In this case, you may park in a visitor space using your visitor pass in the windshield as an exception to the parking rule. If you don't display the visitor pass, you could be towed.
- You can also park in the street until the issue is resolved.

#### Unit Renovation Requirements

- Permits from Revere City Hall are required for all demolition or major renovation to bathrooms and kitchens.
  - Unit owners need to contact Crowninshield with name of their contractor's business, license number and a copy of their business card. Crowninshield will prepare a letter for the worker to bring to City Hall to get the work permit.

#### Upcoming Events:

- Holiday Party - Date To Be Announced

Questions? Please call Crowninshield Management at 978-532-4800



For more information, please visit our website: [thebreakersrevere.com](http://thebreakersrevere.com)



# *Breakers Condominium Newsletter*

## *Friendly Reminders*

### Access into building

- Please DO NOT let anyone in the building that you do not know. Visitors must call the unit they are visiting to be let into the building.

### Parking

- All Visitors must display a Visitor Pass in the front windshield
- Vendors must park in the Owner's spot that is having work done if the vehicle is not longer than a car, or the vendor must park on the street
- Vendors are NOT ALLOWED in Visitor Spots- Violations will result in FINES to the Unit Owner and Towing of the Vehicle
- Please be considerate when unloading cars at the lower level doors. Make sure you do not block neighbors who need access to their cars or who are trying to exit their space. Please also be patient if you get to your car and someone is dropping people or things off.

### Shopping Carts

- Please return shopping carts to lower lobby stairwell without blocking the stairs. Do not leave in the halls or the elevators. Please be helpful and considerate to your neighbors.
- Using our security cameras footage, any shopping carts that are left in the lot and cause damage to any vehicle will be traced back to the unit owner.

### Bicycles

- We recommend using Kryptonite locks.
- Anything stored in the racks is at the Owners Risk.

### Pool Room:

- For our building security, please make sure the wood stick is in patio door track before leaving pool room.
- Pool toys: please do not leave anything inside the pool and return any pool flotation noodles in the container provided.

### Recycling

- Please break down all boxes of any size before putting them inside the recycling bins.
- No regular trash in Recycling Bins

### Trash

- Large trash items require a sticker purchased from Mike or from City Hall, before leaving them at the Dumpster.
- No TVs, Microwaves, or Appliances may be left at our Dumpster. They must be brought to the DPW-Dump on Charger St. (Revere).
- TVs and Appliances may not be left in the lower lobby. Security camera footage will be used to identify the unit owner responsible who will be fined. Landlords are required to communicate the Breakers rules and regulations to their tenants.

### Water and Electricity Savings

- If you see a light on in the Laundry or Storage Room, please turn it off to help the building lower electricity costs.

### Plumbing Reminder

- Please arrange for a plumber to fix any toilet that is continuously running or leaking. Please contact Mike for or Crowninshield Management of any major leaks in the sprinkler system as soon as possible.
- All other plumbing issues such as toilet or sink leaks or any other unit specific plumbing issues are the owners responsibility and any licensed and insured plumber can be called.

This newsletter is for general information only. For a copy of our Rules & Regulations, please refer to our website or ask Mike for a copy or contact Crowninshield Management.  
After-hours emergency, call: 781-289-8196

Thank you,  
The Board of Trustees

Questions? Please call Crowninshield Management at 978-532-4800



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