

Breakers Condominium

Fall **2022**

New Intercom System

Please send Eric or give Mike your updated cell phone number or home number.



Pool Improvements



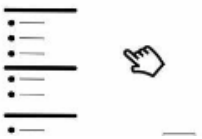
The Pool area has been resurfaced, repaired and painted. It is now available for you to

use.

Thank you for your patience.

Leak Survey

SURVEY

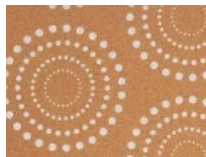


A Structural engineer is going to be completing a review this fall and we need everyone to complete the leak

survey sent by Great North. Please return yours ASAP!

Bulletin Board

Please see our new bulletin board next to the Post Office Door.



Electric Cost Increases



Electric costs are going up and the building has secured a 4 year contract to save residents money going forward. Residents may want to contact their electric supplier to see what options are available for payment plans and find out what other 3rd party suppliers are available to reduce costs.

Master Doc Ammendment



If you have not completed your ballot regarding master document amendment please do so ASAP and send back to

Eric.baer@greatnorth.net. The amendment will offer more flexibility to current rules to allow more people to participate as trustees. Note: Annual election will take place before Thanksgiving



Reminders

- **Security:** Please do not let people into building that do not live here or you do not know. This is for everyone's security!
- **Move Ins/Move Outs**
Residents must notify management or Mike of any move in or out and deliveries of furniture/appliances 24-48 hrs in advance. Moving/Delivery trucks must not block cars or must be moved immediately upon request.
- **Parking**
Residents are not allowed to park in visitor spaces.
- **Shopping Carts**
Please remember to return shopping carts to lower lobby stairwell and luggage cart to storage room so they are available to other residents.
- **Recycling/Trash:** Recycling bins can be used for plastics, metal and cardboard. They cannot be used for regular trash.

Please continue to make sure ALL BOXES are broken down to fit inside the bins with the lid CLOSED. If it doesn't allow the lid to close take it around the corner to the big dumpster in the corral.
- **Window Leaks:** Keep your weep holes clean and clear so they can efficiently remove water from the window frame. Keep towels handy if needed.
- **Water Leaks:** Check under cabinets to be sure fixtures are not leaking. Check your toilet for a hissing noise when not in use. Contact Mike to evaluate whether flapper needs replacing.
- **HVAC:** Please change heater filters and have heater/AC unit serviced annually.
- **Dryer Vents:** Please clean your dryer vents to avoid damage
- **CEILING STAINS**
Notify Mike or Great North if you see any evidence of stains around the sprinkler heads. Please notify Mike or Great North immediately of any active leaks
- **Smoke Detectors**
Please check the smoke detectors within your unit twice a year.
- **Management Company CONCERNS & EMERGENCIES**
Contact Eric Baer (eric.baer@greatnorth.net) with all issues/concerns.
Call Great North for all Building Emergency Issues between 5pm and 9am at: 978.278.4000



Please be sure that when placing trash in the chute, you check that the chute is clear. Let Mike know of any issues, especially before the weekend.

For Fire and Health Emergencies:

