

# Breakers Condominium

## Spring 2017 Newsletter

Crowninshield Management Corp

18 Crowninshield Street

Peabody, MA 01960

(978) 532-4800

### ANNUAL HEAT-A/C CHANGE OVER



Each year the Board schedules the change over to the best of their ability based on the forecast and the availability of the vendor. Often times this is scheduled well in advance to ensure a date when we think it will be appropriate. As we all know New England weather is unpredictable and despite our best efforts we can't always reschedule the vendor based on short term temperature fluctuations. Residents are urged to provide for their own comfort during the months of May and June when the temperatures are prone to have wide fluctuations by purchasing additional fans, portable air conditioners, or small electric heaters. We will inform everyone when the changeover is scheduled.

### BUILDING UPDATES

- The new parking lot gates have been installed and we are very pleased with how smoothly the installation process went considering the need for various trades to make it happen.
- We have finally completed the updated listing of parking space assignments. All owners should now have their gate clickers to gain access to the parking lot as well as the parking sticker that corresponds to the space number. These stickers must be affixed in the rear window of your car to help with lot security and to avoid towing.
- Due to contractual restrictions in the City of Revere, Comcast is currently the television provider at the Breakers. Direct TV is not allowed in the building because satellite dishes are not allowed on the roof or on individual balconies.
- Following recent events related to the evacuation of the building by the Revere Fire Department to ensure that the building electrical wiring in the building was indeed was OK, the Board, with Management assistance is preparing an "Emergency

Procedures" plan that will be distributed to all owners as soon as it is finalized and it will also be uploaded to the Breakers website. This "Emergency Procedures" will outline the steps to take in the event of an emergency and the evacuation route to exit the building. Any unit owner in need of assistance during an evacuation should contract Crowninshield Management to be added to a list that is being compiled for the Fire Department.



### PARKING SPACES

- **DEEDED PARKING SPACES:** If anyone decides to swap parking spaces with a neighbor **YOU MUST CONTACT MANAGEMENT** to inform them of this change. Any agreement made between neighbors to swap spaces becomes null and void as soon as one of those owners sells their unit and the original deeded unit goes back to the unit being sold.
- If you have a rental car, please inform Mike immediately of the vehicle information and plate number to avoid any inadvertent towing.
- Owners should have their parking stickers for their vehicles and these stickers should be placed on the inside the rear windshield. If you should get a new car and need a new sticker, please contact Andrea at Crowninshield.
- **NOTE: Parking stickers must be in place in your vehicle by May 15<sup>th</sup>. After May 15<sup>th</sup>, any car with no sticker is subject to fines or towing.**

### OTHER REMINDERS

- PLEASE DO NOT use POWDER laundry detergent, as this causes the problem of sudsing in the drain lines. Please only use LIQUID detergent. We believe the same

holds true for the Tide Pods some may use to wash their clothes or the pods for dishwashers.

- Please do not leave the shopping carts inside the elevators or in the hallways on any floor. They should be returned to the lower lobby stairwell for others to use.
- Oops, I spilled my drink! If this should happen, please do the right thing and contact Mike or Management to let them know or make an attempt to clean up the accidental spill to avoid a sticky mess or someone falling
- IF YOU ARE MOVING, please contact Mike during his posted business hours to schedule your time so the elevator pads can be put up. If you cannot reach Mike, please call Crowninshield.

### **IMPORTANT TRASH REMINDERS**



The Trash Chute Room located on each floor is being mis-used. **ONLY TRASH IN TIGHTLY CLOSED TRASH BAGS** should be going down the chute. We have found boxes, which were not broken down, and other large items shoved down the Chute that get **STUCK** causing a backup of trash, not to mention **ODOR!!! PLEASE DO NOT** put **ANYTHING** down the chute that is not regular bagged household trash.

We would like to **THANK EVERYONE** for doing a much better job in putting recyclables in the bins and breaking down the boxes. We really appreciate this as it prevents trash and boxes from blowing around the parking lot and hitting our cars.

If you are **MOVING** and have large furniture to dispose of you can obtain a sticker from Mike to place on the items to be taken by the trash company. Otherwise, you must take it to the nearest transfer station on your own. If any large items are found in the trash area, cameras will reveal the person and a fine of \$50 per item left will be levied.

### **GOT A LEAK?**

In the event of a water leak in your unit that is caused by sprinkler pipe in the ceiling, please contact Mike



Monday – Friday 7 AM to 12 PM or call Crowninshield Monday – Friday 8:30 – 5 or if it is after hours, call the emergency service at 781-599-4430.

If the leak is in your personal sink, toilet, shower, etc. you should contact a plumber on your own, preferably Houghton Plumbing at 781-438-0139 because they know the building, to request as repair, as it is NOT a building or Management issue.

### **BUILDING SECURITY**

In recent weeks we have had several instances where strangers were let into the building by someone. In some cases these strangers were found sleeping on the sofa in the lobby and on one occasion on the floor in a hallway outside someone's unit. More recently there were several men going through the building knocking on doors stating they were doing a survey for something. Video surveillance showed these men appearing to be checking door handles to see if a unit was open.



There was also a time that the pool patio door was left open after the pool closed and someone was able to get in to use the pool that is NOT a Breakers resident. If you are the last to leave the pool when it's close to closing time, **PLEASE** close and lock any of the patio doors and place the wood stick on the track.

This is **VERY** scary and **VERY** serious! We do not want anyone let in the building that does not live here. No one should let someone in they don't know or let someone follow them in from either lobby entrance. If you see someone strange in the building or feel concerned about their presence **CALL 911 IMMEDIATELY** and then call Crowninshield Management at the office during business hours or the emergency service after business hours.



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### **NO PET POICY**

The Breakers is a **NO PET** community per the Condominium documents. This includes visiting pets of your friends and family. If you have questions about this policy, please contact Crowninshield Management.

## **SPRING BEAUTIFICATION PROJECTS**



In preparation for spring, we will be doing the usual yard plantings and cleanup, repair of the lot fence and finally replacement of windows on each floor near the elevators. We will wait until the final snows have passed.

## **AFTER HOURS FOR EMERGENCIES**

If you have an emergency after business hours, please call the after-hours emergency service at 781-599-4430

We kindly ask that you respect the privacy and personal time of the Board of Trustees and not go to their unit door as they are not responsible for handling any emergencies personally.

Other contact information:

Andrea Georgetti, Property Manager: 978-532-4800 ext. 236. Email [ageorgetti@crowninshield.com](mailto:ageorgetti@crowninshield.com).

Mike, Maintenance Superintendent: Monday – Friday 7am – 12pm. 781-284-3669.

Don't forget our website  
[www.thebreakersrevere.com](http://www.thebreakersrevere.com).

Have a wonderful spring!