

Breakers Condominium

Winter 2021 Newsletter

January 2021

Hello and Happy New Year!

All of us at The Breakers look forward to a year of great hope for better days.

PROJECTS 2021

Exterior Repairs and Window Evaluation

BEA Engineering has been on-site to review the condition of the exterior of The Breakers and evaluate window leaks. In addition, they will prepare specifications for window replacements when needed. More Info to come.

Hallway Painting

Hallways & Lobby Painting has been delayed due to ongoing projects. After Plumbing/Insulation work in some ceiling hallways & Lobby, Alarm related work, rear of bldg. exterior repairs, and Starry Internet Installation projects are completed, painting will take place.

Alarm and Smoke Evacuation Upgrades

The Revere Fire Department is requiring upgrades to our current system. AFA and EPM will be on-site to upgrade the fire alarm and the smoke evacuation systems in the hallways and stairwells.

New Fencing Enclosures for Trash and Bicycles

Construction of long awaited new fenced enclosures for Trash Corral and Bicycle area will provide cleaner and safer grounds.

WINTER-TIME TIPS

Ice Melt: Buckets of ice melt will be set out at each building exit.

Parking: Owners are reminded that at the end of a snowstorm vehicles must be removed from parking lot for a proper clean up. You will be notified when to move your car by a voice shot. If you are not able to move your car, please make arrangements with a neighbor or park in lots by the T-Station.



UPDATES 2021

New Lobby Information Screen

Please look for the new Lobby Information Screen, to the left of Mike's office. This screen will provide updates for The Breakers, links to pertinent sites, and weather information. The information on the screen is also available at thebreakersreverelobby.com

Cleaning

Prestige Cleaning provides COVID-19 cleaning twice a week by wiping touch-points (handles, call buttons, pool area, etc.)



Landscaping

MOFFA Landscaping has been hired and they have provided the fall/winter cleanup including removal of several dead trees and plantings. As spring nears, they will be back to wake up the landscape with new plantings and provide regular maintenance.



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!
- 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.



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.

- **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
- **UNIT SPRINKLERS**
Check your sprinklers for any sign of water leaks. Notify Mike if you see any staining or other evidence of a sprinkler leak.
- **Smoke Detectors**
Please check the smoke detectors within your unit twice a year.
- **Insurance**
The yearly letter from Thayer listing deductibles of the master insurance policy needs to be shared with your insurance agent to ensure that you are properly insured.



- **Pilera** is a great way to communicate any issues about your unit or common areas directly to the manager and site superintendent. If you have questions, or need additional help, contact Shawn Leary at sleary@thayerassociates.com or call him at 617.354.6480
- **CONCERNS & EMERGENCIES**
Contact Jeanice Sherman with all issues/concerns and call THAYER for all Building Emergency Issues between 5pm and 9am at: 617.354.6480

For Fire and Health Emergencies:

