



SOUTH · MEADOW

Fall 2012

Trustee Meetings



Trustee meetings are held the fourth Wednesday of the month at Phoenix Office 705 Plantation Street Worcester.

Unit Owners are welcome to attend. However they must call the management company at 508-856-7000 x224 in advance to be advised of the time as it is subject to change.

Those Owners wishing to address a particular issue must submit their request in writing and will be scheduled a time slot to be heard.

The 2012 Annual Meeting will be held in February. Notices will be mailed in January.



Board of Trustees

Rosemarie Ozioli (Chair)
(508) 341-8800

Gary Horn (Treasurer)
(508) 842-5236

Michael Powell, Recording Sec.
(508) 845-9359

Kenneth Gilbert
(508) 845-1666

Russ Alexander, (Vice Chair)
(508) 845-9676

Meaghan Leone
(508) 845-9430

Engineering & Maintenance Committee (Call Chair for meeting date)

Russ Alexander (Chair)
(508) 845-9676

Finance Committee (Call Chair for meeting date)

Ken Bodle (Chair)
(508) 842-2820

Landscape Committee (Call Chair for meeting date)

Nancy Gilbert (Chair)
(508) 845-1666

New members are welcome.
Please call committee chairperson.

Holiday Decorations

Unit owners may temporarily display seasonal holiday Decorations in the entryway of their units. Below is more Information;

*No outdoor lights are allowed during any holiday.

*During the winter holidays, decorations may be hung from Thanksgiving through the end of the second week in January

*All attachments required to display decorations shall be removed along with the decorations by the aforementioned deadline

*If damage occurs from attachments, the unit owner is responsible for repairs to the satisfaction of the Board of Trustees



All lighting fixtures on the main streets are in the process of being evaluated for replacement. Phoenix hopes to have a price for approval.
If you see a light out please contact Phoenix's office

WELCOME

...to the new owners at 15, 21, 57 & 81 Brookdale Circle. We hope you enjoy our community as much as we do.



Winter Parking Ban

DON'T FORGET

There is
NO OVERNIGHT STREET PARKING
From November 1st thru April 1st.

Violators are subject to towing.



UNLEASHED DOGS:

If you see a dog that is unleashed in the community, please contact the Shrewsbury animal officer
508-841-8421

Or the non emergency number for the police department is 508-845-1212

Management website reminder

Phoenix Company has established a website (SenearthCo) for official South Meadow business. If you need a copy of the introduction letter to this website please contact Jennifer Rychlik in the office at jennifer@pci-1.net or 508-856-7000 ext. 224

Trash Pickup

Recycling can now be put out for pick up every week starting immediately. Please remember that trash and recycling barrels may not be put out the night before pickup and must be brought back in the day they are picked up. When this rule is not followed debris tends to blow around the property.

The Board of Trustees would like to take this opportunity to thank all of the South Meadow residents for their support and wish you all a Safe and Happy Holiday Season.

Seasons Greetings

Common Area Reminders

Windows: Please be sure that all of your windows have muntins (grills). Window muntins are a large part of the architectural integrity of our community and need to be in place at all times. Also please remember that **all window treatments must be white on the outside**, to keep consistency within the community.

Pets: Please be sure to walk your pets off all landscaped areas, keep your dogs on a leash at all times and clean up after them. This keeps our landscaping at its best and makes our community more enjoyable.

Safe Driving: Please be cautious when driving through the community. Remember to observe the stop sign. The speed limit is **15 mph**. The Board is considering the installation of speed bumps to deter speeders.

Chimney Inspections: Chimney inspections are mandatory on a **yearly basis**. Inspections were due by October 31st. If you haven't had your chimney inspected/cleaned please do so immediately. **Units with gas log fireplaces are exempt from the inspection.**

Rules & Regulation Reminders:

- ◇ Yard Sales are not allowed at any time on the property.
- ◇ **No signs or decals are allowed on common area, i.e. security stickers or decorations on windows or doors, security signs on lawn etc.**
- ◇ Bird feeders are now **ONLY** permitted beyond the edge of the wooded area in the rear of the units.
- ◇ New tenants are required to attend a mandatory tenant orientation. Unit owners please contact Phoenix for the necessary paperwork.

Insurance Deductible increase

In July, the Master Policy deductible was increased to \$10,000. A letter from the insurance agent was distributed with the summer newsletter. Please have your HO-6 Agent consult with the Master Policy to confirm that the correct limits are in place. If you would like a copy of this letter please contact Jennifer Rychlik at jennifer@pci-1.net or ext. 224

Kitchen Bay Windows

Unit owners have the option to replace the kitchen bay windows and this is a service that Phoenix can provide. The cost for this would be \$2,365. If you are interested, please contact Adam Polletta at adam@pci-1.net or 508-856-7000 ext. 227



2012-2013
SOUTH MEADOW CONDOMINIUM TRUST
SNOW REMOVAL PROCEDURE NOTICE

For the upcoming winter, the following procedures apply for the ordinary, routine snow-storm. If a blizzard develops, our contractor will do his best to stay within the procedures, but the time schedule will of necessity be "as soon as possible".

1. The plowing contractor will keep the main road within the Condominium open by commencing snow-clearing operations when the snow reaches a depth of three inches.
2. Driveway clearing and cleanup operations will begin *once the snow has stopped falling*. *The cleanup by contractor will begin within 4 hours of snow stopping and will be completed within 6 hours, unless we have blizzard conditions.*
3. Please pay close attention to the snowstorm so that any parked vehicles will not interfere with cleanup operations. If you plan to be away during the snowplowing season and plan to leave your car on the property while you are away, please make arrangements with a neighbor to move your vehicle for you.
4. Vehicles impeding snow-clearing operations will be at risk two ways: your vehicle may be buried with snow and you will be responsible for its cleanup.
5. It is expected of every resident that the fullest cooperation will be given to snow removal personnel. Efficient snow removal is expensive; if you keep the snowplow waiting for you to move your vehicle, the more expensive it will be to get the job done.
6. Walks will be shoveled and sanded, if necessary, as soon after the snow stops falling as possible. If walks become icy due to thawing and freezing, call the Manager's office at (508) 856-7000 ext. 227. After hours, listen to the menu and follow the recorded instructions for emergency service.
7. Absentee owner/investors must be held personally responsible for their tenant's compliance and cooperation. Remember, cooperation from all residents is necessary and greatly appreciated.

We thank you for your anticipated cooperation.

All winter parking rules may be found on the South Meadow Website at
www.SouthMeadow.org.