



SOUTH · MEADOW

Fall/Winter 2013

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 2014 Annual Meeting will be held in February. Notices will be mailed in January.



Board of Trustees

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

Kenneth Gilbert, (Vice Chair)
(508) 845-1666

Rosemarie Ozioli
(508) 341-8800

Gary Horn (Treasurer)
(508) 842-5236

Ken Bodle
(508) 842-2820

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



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



WELCOME

*...to the new owners at 9 & 32 Brookdale & 49 Old Laxfield.
We hope you enjoy our community as much as we do.*



Winter Storm Reminders:

- Once the roads have been plowed please remember to move your vehicles so that drive-ways and parking areas may be cleared.
- The plowing contractor should not have to knock on doors to have vehicles moved.
- Also please remember that unit owners are responsible for cleaning their rear decks.

Community Information

Phoenix Company hosts a website (SenearthCo) for official South Meadow business, Please contact Jennifer Rychlik at jennifer@pci-1.net or 508-856-7000 ext. 224 for your access code.

South Meadow community website may be accessed at www.SouthMeadow.org. The website is a great place for any questions on the community.

Speeding

Speeding through out the community will always be a concern of the Board. We wish to remind you that South Meadow is your home and ask that all unit owners slow down on our roads.

Safety and peacefulness should be all our goals.

The speed limit at South Meadow is 15mph.

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

Consider being a Trustee

South Meadow has benefited for 20+ years from the voluntary service and commitment from many unit owners as Board members. At the Annual Meeting in February, three seats are up for election. We encourage you to consider volunteering some of your time and expertise for the benefit of the South Meadow community.

You may nominate someone or yourself as a candidate, or just volunteer to serve. A quorum is required to hold a binding election, otherwise the current Board can appoint a unit owner to fill a vacancy. Please call any of us for any additional information.

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. **IF ANYONE IS REPLACING THEIR UNIT'S WINDOWs PLEASE CONSIDER DONATING YOUR MUNTINS TO RUSS ALEXANDER AT 35 OLD LAXFIELD ROAD. THEY MUST BE IN GOOD CONDITION.**

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 signs. 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 even if its not used**. 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.**

Parking: Unit owners may utilize their designated parking area to park such number of private Passenger vehicles as may fit therein without impeding access to any unit or garage. You may **NOT** park in other driveways with out prior permission of that unit owner.

Rules & Regulation Reminders:

- ◇ New tenants are required to attend a mandatory tenant orientation. Unit owners please contact Phoenix for the necessary paperwork.



2013-2014
SOUTH MEADOW CONDOMINIUM TRUST
SNOW REMOVAL PROCEDURE NOTICE

For the upcoming winter, the following procedures apply for the ordinary, routine snowstorm. 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 (K & D Landscaping) will keep the main road within the Condominium open by commencing snow-clearing operations when the snow reaches a depth of three inches. Stairs and walkways to entrances will be shoveled at every 6 inches of snowfall.
2. Driveway clearing and clean up operations will begin once the snow has stopped falling. The cleanup by contractor will begin within 8 hours of snow stopping.
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. **There will be no overnight parking on any streets at South Meadow when overnight snowfall is forecast.** Residents unwilling to monitor weather conditions should not park overnight on the street at South Meadow between November 1st and April 1st.
4. Vehicles impeding snow clearing operations will be at risk in two ways: vehicles may be buried with snow and the owner will be responsible for its clean-up and any damages from plowing. Vehicles parked on the street overnight when there is plowable snow are subject to a \$50 fine and may be towed at owner's risk and expense.

Vehicles parked on the street shall be moved at least once every 24 hours. During snowfall and during post-storm cleanup while plowing operations are underway, vehicles left for more than 24 hours will be subject to the risks and penalties of the preceding paragraph.

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 as possible after the snow stops falling. If walks become icy due to thawing and freezing, call the Manager's office at (508) 856-7000.
7. Investor Owners 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.