



# SOUTH · MEADOW

## Summer 2013

### Trustee Meetings

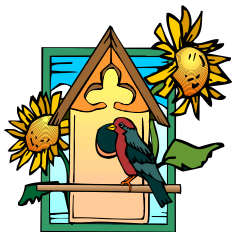


Trustee meetings are the fourth Wednesday of each month at:

Phoenix Company, Inc.  
705 Plantation Street  
Worcester

Unit Owners are welcome to attend however they should 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.



### Board of Trustees

Rosemarie Ozioli  
(508) 341-8800

Gary Horn (Treasurer)  
(508) 842-5236

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

Kenneth Gilbert (Vice chair)  
(508) 845-1666

Russ Alexander (Chair)  
(508) 845-9676

Meaghan Leone  
(508) 845-9430

Ken Bodle  
(508) 842-2820

### 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.



It's wonderful to see our pool is being enjoyed by all the residents of South Meadow this year.

POOL HOURS:  
EVERYDAY 12:00PM TO  
7:00PM



Please see the life guards for your pool pass or you may contact Phoenix

The pool is scheduled to close on Labor Day September 2nd.



### Pot Luck

The pot luck is planned for August 24th at 4:00pm with a rain date of August 25th.

Please contact Meaghan Leone if you would like to volunteer.

We look forward to a safe and happy summer season!

## Common Area Reminders

**Windows:** Please be sure that all of your windows including garage windows have muntins (grills). Window muntins are a large part of the architectural integrity of our community and need to be properly aligned and in place at all times. Also please remember that in accordance with the South Meadow Rules and Regulations all window treatments must be white on the outside to keep consistency within the community. **IF ANYONE IS REPLACING THEIR UNIT'S WINDOW PLEASE CONSIDER DONATING YOUR MUNTINS. THEY MUST BE IN GOOD CONDITION.**

**Trash:** Please remember that trash 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.

**Chimney Inspections:** Chimney inspections are now mandatory on a yearly basis. Please be sure to schedule yours early and send the report to Phoenix. As in the past inspections need to be done no later than **October 31st**. We will be sending out a reminder shortly. Gas inserts are excluded from the required inspection.

**Personal items:** Must be removed each night from the walkways and driveways. They should not be stored outside on any part of the common areas. This includes any children toys, bike basketball hoops etc.

**Air conditioners:** Window air conditioners are allowed ONLY in the gable ends of the third story.

**Deck/patio:** Any open flame, torch, etc., with the exception of citronella candle(s) no larger than 6" tall in metal containers, are strictly forbidden on or under decks and patios.

**Grills:** All outdoor cooking/barbecue equipment must meet local and state Fire Department regulations. Propane tanks must be stored outside of unit a minimum of 6 feet from any wooden structure. UL approved electric grills are acceptable and can be used anywhere on the deck.

**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.

**Insurance:** PLEASE REMEMBER WHEN HIRING A CONTRACTOR TO DO WORK ON THE INSIDE OF YOUR UNIT, THEY MUST CARRY GENERAL LIABILITY, AUTOMOBILE LIABILITY AND WORKER'S COMPENSATION. Please see the insurance resolution that was filed at the Registry of Deeds for more information. This resolution is posted on the management website as well.

## *Community informational corner*

South Meadow community website may be accessed at [www.SouthMeadow.org](http://www.SouthMeadow.org). The website is a great place for any questions on the community.

Phoenix also offers a management website, which allows you to view your account information and communicate with the Phoenix directly. Please contact Jennifer at ext. 224 or [jennifer@pci-1.net](mailto:jennifer@pci-1.net) to learn more.



## *Upcoming projects*

The trim/clapboard replacement is scheduled to start the week of July 8th. The painting will follow starting the week of July 29th. As long as mother nature cooperates we are on schedule.

The landscape committee is to identify the shrubs that need to be removed and will replace them in the fall.

The Board is soliciting bids for pothole repair over the next few months.



**Please remember that South Meadow is a 15mph zone and kindly observe for everyone's safety!!**