

Clearview Heights Newsletter

JUNE 2009

VOL. 15 NO. 2

*Welcome to everyone who has recently moved to
Clearview Heights.*

BOARD OF DIRECTORS

Karen Burkinshaw, President
Norman Muller, Vice President
Dick Lacasse, Treasurer
Lynn Donah, Secretary
Steve Judd, Director

CONTACTING US

If you need to contact us, you can call the answering service 24/7 at 388-1221. You can also e-mail us at ClearviewHeights@aol.com.

2009 ANNUAL MEETING

The 2009 Annual Meeting will be held on Tuesday, July 28th in the Meeting Room. This is the Association's 20th anniversary! We hope you can join us on July 28th to celebrate our anniversary, hear about improvements to the property, plans for the future, and participate in the annual election of Board members. Refreshments will be served at 6:00 p.m. and the meeting will begin at 6:30 p.m.

TWO BOARD POSITIONS FOR 2009

Board members are elected for 3-year terms. The current term for Lynn Donah and Steven Judd expires this July. Lynn has been filling the position of Secretary vacated by Dee Duroches and Steve has been filling the position of Director vacated by Mike Carmody. They have both agreed to run for another term. Anyone else interested in running for one of these positions should contact us to get their name added to the ballot and proxy. Each Trustee spends between 10 and 30 hours a month working for the Association and receives no compensation.

ANNUAL PROFILE

Please complete your *Annual Profile* and return it as soon as possible. **If not returned by 9/1/08, you will be fined \$25.00.**

REVISED RULES AND REGULATIONS

It is every owner's and renter's responsibility to follow the rules and regulations of Clearview Heights so that this is a nice place to live for everyone. The Rules and Regulations have been revised for 2009. Please be sure to you read the updated Rules and Regulations.

REPAVED ROADWAYS

As you know, we completed repaving the roadways in the spring of 2007. To keep the asphalt in top condition, we need everyone to be sure their car is not leaking any fluids like oil, transmission fluid or antifreeze. All parking spaces are periodically checked and if you have a leaky vehicle that is damaging the asphalt, you will be fined \$25.00 per month until the problem is resolved. Should leakage damage the asphalt, owners will be assessed the cost of the repair. If you own a motorcycle, please put something under the kickstand (like a small piece of wood) to avoid making a hole in the asphalt. If you have a fluid spot in your parking space, we have been advised that Speedy Dry can work. Grind it into the spot, wait a day, sweep up the residue. Put Dawn dish soap on the spot, wait a day, rinse the residue.

SLOW DOWN!

The posted speed limit on the property is 10 m.p.h. Most people are exceeding that speed and others are going 30 to 40 m.p.h. You must slow down. There are a number of children on the property who could dart out in front of you at any time.

IMPROVEMENTS TO YOUR UNIT

If you're planning any improvements in your unit, including new kitchen cabinets, new counter tops and/or new flooring, please notify the Board. If you're planning to replace your windows or sliders, you **MUST** request and receive permission from the Board before having these replacements done. Further, all work done on the property,

including work done in your own unit should only be done by a licensed and insured contractor. REMINDER: Debris from your improvements or remodel **CANNOT** be put into our dumpsters. When you are getting quotes for your work, be sure your contractor knows this.

WATER CONSERVATION

Our latest water and sewer bill for the period from 2/10/09 to 5/1/09 came to \$5,215.46. This works out to about \$20.20 per unit per month. Typically our water usage (not including irrigation) increases over the summer months. Please be resourceful and look for ways to keep your water consumption at this current level. The bill for our irrigation system for the same period was \$229.77.

SELLING YOUR UNIT

In Massachusetts, before you can sell your condominium unit, you must obtain from the Association, a Certificate under Massachusetts General Law 183A 6(d), referred to as a 6(d) Certificate. If you are selling, you, your realtor or attorney can ask for a 6(d) Certificate Request about 30 days before your closing date. The cost is \$60 and we ask for a copy of the Purchase and Sale Agreement. If you need a 6(d) Certificate for refinancing purposes, no Purchase and Sale Agreement is required. To request a 6(d) Certificate either call the answering service or e-mail us.

OUTDOOR GRILLS

We've been asked by our Insurance Company to inform all residents that if you have a grill, it must be kept at least 3 feet from any vertical surface (vinyl siding, privacy wall, railing) when in use. First, we want every one to be safe and avoid fires and damage to our property and second we don't want our premiums to increase.

REPORTING A PROBLEM

If you are aware of a problem, please report it. You can call the answering service, e-mail us, write the problem on your payment coupon, or write us a note. For your convenience, your monthly payment coupon has a space for this purpose. Send it to: Clearview Heights Board of

Trustees, 200 Lambert Terrace No. 87, Chicopee, MA 01020. By reporting a problem promptly, we will be able to address it and perhaps save us all some money. If you are a victim of vandalism, call the police **and** notify us. If you see people on the property unknown to you acting in a suspicious manner, call the police. Please be a good and responsible owner and neighbor.

SOME UPDATES

As you know, we are in a multi-year process of replacing all the decking with Trex. Three out of our 11 buildings now have Trex decking.

Front planting bed rejuvenation is also a multi-year process. This year, Building 7 will be done.

We now have rain sensors on our irrigation system so we won't be watering the grass when it rains.

SOME REMINDERS

MASTER INSURANCE POLICY: If you need a "Proof of Coverage" (Binder) for your mortgage, contact Berkshire Insurance Group, Inc. at 935-1200.

MEETING ROOM: Any owner or resident of Clearview Heights can rent the Meeting Room for a function. Contact the Board for details and fee information.

DOGS: Dogs must be kept on a leash at all times. Further, you must pick up after your dog.

PLANTING IN THE SHRUB BEDS: Planting annual and perennial flowers in the shrub beds is fine. If you want to plant a shrub or tree, please request permission from the Board. Ultimately, when you move, your plantings will become the responsibility of the Association.

NOISE AND YOUR NEIGHBORS: Construction noises and party noises can be disturbing to your neighbors. Such noise should not begin before 8:00 a.m. and stop by 10:00 p.m. Violators will be fined \$25.00 if a complaint is received.

Happy summertime!