

Scotty Hollow Lantern

SCOTTYHOLLOWCONDOS.COM

The Scotty Hollow website (www.scottyhollowcondos.com) has been updated with the current year's information.

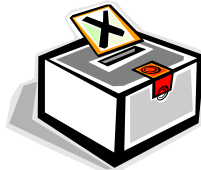
When you visit Scotty Hollow's web site, you will find a considerable amount of information to assist you in all areas of interest related to life at Scotty Hollow.



Feel free to visit www.scottyhollowcondos.com to acquire insurance certificates for your mortgage holder and all the information needed by a real estate agent for listing your home and a variety of forms for your use (Clubhouse forms, pet applications, etc).

ELECTION RESULTS

The 2005 Annual Meeting was held on November 16, 2005. During the meeting, an election to 4 positions for the Board of Trustees was held. Miklos Erdosy, Margaret Farrell, Betty Grady and Bill Vaughan were elected to two year terms of service. Congratulations!



CARDBOARD TRASH COLLECTION

Please see the last page of this newsletter for changes in the trash collection procedures in the Town of Chelmsford with regard to cardboard box disposal. If proper procedures are not followed, the trash removal contractor will not pick up your trash.

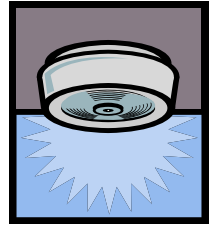


For a complete list of solid waste disposal and recycling guidelines, please visit the Town's web site at:

http://www.townofchelmsford.us/Public_Documents/ChelmsfordMA_Recycle/index

CARBON MONOXIDE DETECTORS

Recently, the Commonwealth of Massachusetts passed legislation that requires homeowners to install carbon monoxide detectors, effective March 31, 2006. The law, Nicole's Law, applies to homes that contain fossil fuel burning equipment, (oil, gas, coal, wood, etc.), including fireplaces, or enclosed parking (garages).



If your unit is a multi level unit, you must install a carbon monoxide detector on each habitable level. Habitable means any area in your home where you may be inclined to sit or lay down for any length of time.

The carbon monoxide detector may be a monitored battery-operated (must chirp when battery is low), plug in (with battery back up) or hard wired* (with battery back up) detector. The carbon monoxide detector must be installed according to the manufacturer's guidelines but must be installed within 10 feet of each bedroom door.

The Fire Department has stated that they will not issue Smoke Certificates for sales of individual units if a unit owner fails to install the carbon monoxide detector(s). This will delay the sale of your unit.

In addition, these detectors must be in place when Scotty Hollow performs the annual fire alarm inspections.

If you have any further questions regarding the required carbon monoxide detector installation, please contact the Chelmsford Fire Prevention

Office at 978-251-4288 or visit
www.mass.gov/dfs.

*A licensed electrician must perform the installation of hard-wired smoke and carbon monoxide detectors.

RUBBISH PICK UP

Rubbish must be left out in covered barrels. Barrels and recycling bins may not be left outdoors on any day other than collection day (**Mondays – unless Monday is a holiday**). They **must** be stored indoors at all other times.



Rubbish pick up does not include appliances, old rugs, water heaters or furniture. Paint, chemicals and car parts will not be picked up as well. Please contact the Town of Chelmsford Trash and Waste Office at 978-250-5203 for more information on disposal of these types of items. If you have a problem with the trash removal or recycling pick up, you should contact the Town of Chelmsford directly as this is a Town provided service.

MONTHLY BOARD MEETINGS

The Scotty Hollow Board of Trustees meets on the third Wednesday of each month, with few exceptions. The meeting is open to homeowners at 7:30 p.m.

**SPRING CLEAN UP**

Our new sprinkler system is fully operational and will be started up during the Spring clean up. If you notice any sprinkler heads working improperly, please contact Property Management of Andover (please be descriptive as to the location of the sprinkler head). The system is fully automated and problems will occur. Scotty Hollow has been provided a warrantee on the system by the installer and the manufacturer of the equipment.

**SPRING IS HERE!!!**

With the change in seasons here, miscellaneous repairs throughout the community's common areas will begin. Landscape clean up, sand removal and carpentry repairs will begin during the month of April. If you have specific areas of concern that you believe should be addressed, please forward your correspondence to Property Management of Andover with your condominium fee or under separate cover.

**2006 REPAIR AND PAINT SCHEDULE**

E1-E12 and D1-D34 are scheduled for major carpentry repairs prior to the commencement of painting this year. These repairs and painting will take place in mid to late summer. Residents of these homes may plan on using the deck areas without disturbance into the month of June. Notification prior to work commencement will be provided to all residents of these homes.

**COMMON AREA MAINTENANCE**

Now that Spring is here, we ask homeowners to take a look around the exterior of their home. If you notice any common areas that require maintenance, please place your findings in writing and forward it to Property Management of Andover, P.O. Box 488, Andover, MA 01810. Thank you.

**SPEEDING**

Please slow down on Scotty Hollow Drive. The speed bumps are a reminder that there are children and animals in the area of the Clubhouse. Stopping at each speed bump will protect our children. Speed limits should be kept at a minimum of 15 miles per hour.



SPRING REMINDERS

- Hanging plants may be displayed from the underside of an owner's deck or from a soffitt overhang - if your style home has an overhang.
- Display of exterior decorations, including wind chimes, windsocks, plaques, signs, etc. is not permitted.
- Decks should not be used as storage areas.
- With the warmer weather, windows are open. Loud music, barking dogs, etc. are disturbing to the neighborhood.
- Linens, towels, clothing, etc. are not permitted to be hung from deck rails or exposed to public view for any length of time.

CLUBHOUSE RENTAL POLICY

The Clubhouse is available for residents to hold private functions. There are forms available at the management office to reserve the facility (these forms are also available on the Scotty Hollow website). You must contact Coleen at Property Management of Andover (978-683-4101) 3-4 weeks prior to your planned function date. An advance payment of \$225.00 is required at booking, of which \$100.00 is returned following the facility's "check up." The net cost to homeowners reserving the Clubhouse is \$125.00 (if the facility is properly cleaned and damages and rule infractions have not occurred). **Please note: function attendees are not permitted to use the pool facilities.**

**CHALKING IT UP!**

Children and chalk are a great combination but as a consideration of your neighbors, parents should wash down the pavement when their children are



finished. Confining the coloring to the asphalt adjacent to your front door is a big help as well. Thank you.

PET REGISTRATION

All pets (dogs and cats) must be pre-approved by the Board of Trustees **prior to their residency at Scotty Hollow.**

ALL DOG OWNERS MUST PICK UP (POOPER SCOOPER) AFTER THEIR DOG.

The area surrounding the pool and Clubhouse is not an area where dogs may relieve themselves. The area around the old landfill and behind the pump station building is ideal for exercising your dog.



It has also been reported that pet owners in the D Circle area are not following the clean up guidelines. Please be courteous of your neighbors and ALWAYS pick up after your pets.

Supervised or not, dogs may not be left outdoors to run loosely and they may not be left tied up outdoors for any length of time. Cats are not permitted to roam freely within the community.

Failure to abide by the pet ownership rules, especially the roaming cat or dog and clean up rules, may result in the assessment of fines for each rule infraction report and/or loss of pet privileges.

LIGHTS OUT?

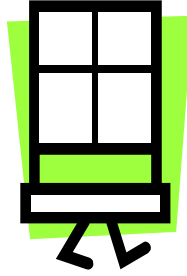
If you see a lantern or street light out, please notify the management office at 978-683-4101. There is a 24 hour voice mail and answering service so you may leave the information at any hour of the day or night. Please be sure to state if the light is in the front or rear and if it a lantern or street



light.

IMPORTANT DOOR & WINDOW INFORMATION

If you are thinking about window or door replacements at your home, please make sure you review the following information prior to purchasing these items. Only approved styles, models, etc. may be installed. If you install a door or window that has not been previously approved by the Board of Trustees, you will be required to correct the situation and bring your unit's exterior into compliance. **Save yourself time and money by following these guidelines!**

**Patio and Deck Door Slider**

There are only two approved replacements for your patio and deck door slider.

- 1) Frenchwood Gliding Patio Door manufactured by Anderson Door and Window. *If your unit has a beige trim, you must purchase the door with a **Sandtone** exterior. All other units at Scotty Hollow must purchase the door with a **Terratone** exterior.*
- 2) French door that exactly matches the existing french door and can be purchased from Rivco (800-572-1869)

There are no other substitutes permitted.

Storm Door Replacements

If you are looking to install a new storm door or replace your existing storm door, there are only two options:

- 1) One Touch Mid-View, Model 4825 manufactured by Pella (can be purchased at Lowes). The color of the door must be brown and the hardware must be brass.
- 2) Storm door that matches the existing storm doors at Scotty Hollow. Mr. Bill Conaton is a carpenter who has installed these doors for many homeowners who have been pleased with his service. His telephone number is 603-898-7155.

Skylights

Skylight windows are starting to fail. Leaks and stains around and below the window are signs of failure. Residents must contact Property Management of Andover prior to ordering a replacement to ensure conformity, their installer's qualifications and insurance policy correctness.

Garage Door Replacements

The new garage door replacements are available through Pelham Building Supply. These fully insulated metal doors cost \$550.00, installed. Paul, the contact person at Pelham Building Supply, may be reached at 603-635-7555.

Window Replacements

The approved replacement windows are manufactured by Harvey Industries. The product line is called "Majesty" window. Homeowners interested in replacing their windows may contact Property Management of Andover at 978-683-4101 for additional details/literature.

These double pane windows eliminate the exterior storm windows, are designed for easy cleaning and will not need painting or glazing of individual panes. Multiple window panes will be replaced with one solid pane of glass with the pane dividers installed between the double panes of glass.

Window Repairs/Broken Seals

Do you have condensation between your window panes? Is the seal on your windows broken? A few homeowners have recently utilized Moliterno Glass of Lowell (978-275-3835) to repair broken seals on their windows. They were pleased with the professionalism of the crew as well as the costs.

Rear Door Inserts

A fellow homeowner was gracious enough to provide the following information regarding replacement glass/plastic inserts for the rear door (near the garage door):

Ordered from: Rivco, Inc.

332 Amherst Street, Nashua, NH

1-800-572-1869

Price: \$83.00 (2003 price)

Specifications: Diamond Grille for F1E

"Benchmark" vinyl insert 22" x 36"

Other: This is a special order and takes 4-6 weeks delivery time.

REFINANCING OR SELLING?

If you are in the process of refinancing or selling your home, you must obtain a 6(d) Certificate in order to close on the refinance or sale. You must contact Coleen at Property Management of Andover at 978-683-4101 to obtain this certificate. **Your request for the 6(d)**



Certificate must be made at least ten days prior to the closing date in accordance with the General Laws of the Commonwealth of Massachusetts. You will not be able to close without this document. Do not delay your request for this extremely important document.

Lastly, there is a \$75.00 charge for the preparation of this certificate and the completion of all other closing paperwork and tasks (i.e. bank affidavits/questionnaires, telephone calls and faxes with information relative to the condominium – budgets, minutes, etc.).

CONDOMINIUM FEES

Condominium fees should be made payable to Scotty Hollow Condominiums (not Property Management of Andover).



Please write your unit number on your payment for quicker processing. **Please be advised that there is a \$35.00 charge for any payment not honored by your bank** (i.e. returned for insufficient funds).

MAIL HUT POSTINGS

Please be advised that anonymous and unapproved postings on the mail hut bulletin boards are not permitted. These signs will be removed by management personnel.



INSURANCE INFORMATION

The insurance agent for Scotty Hollow Condominiums is Fred C. Church Insurance Agency. The insurance carrier is Harleysville. If your mortgage holder is requesting proof of insurance or a certificate of insurance, you must contact Fred C. Church directly. Their telephone number is 1-800-225-1865 or 978-458-1865.



You should ask for Talia at extension 260. A minimum of 24-48 hours notice is required for the production of this certificate. **You may also order a Certificate of Insurance on-line at: www.fredcchurch.com.** Follow these prompts: *Personal Insurance, Request for Certificate, Property Management of Andover.* Complete the form and submit the request.

Please keep in mind that you must maintain your own insurance policy (referred to as an H06 policy) on your condominium to protect your personal property, liability, the deductible portion of Scotty Hollow's policy (\$5,000.00) and personal improvements you have made to your home.

Your policy should also provide for any relocation expenses required if your unit becomes uninhabitable (i.e. due to fire, broken pipe, etc.). Please keep this information for future reference.

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Excerpt from: http://www.townofchelmsford.us/Public_Documents/ChelmsfordMA_Recycle/boxes

Cardboard Box Disposal and Shredded Paper

Cardboard is banned from solid waste disposal facilities by [Massachusetts waste ban regulations](#). Keeping it out of the trash will insure compliance with those regulations and will keep our solid waste disposal costs down (we pay \$67.50 per ton for everything the trash trucks take to the incinerator). As of January 30, 2006, Chelmsford's trash hauler will not pick up cardboard with the trash. Cardboard boxes must be flattened (see below) and recycled. Also, do not use cardboard boxes in place of trash barrels - as of January 30, 2006 they will not be collected.

Clean pizza boxes are recyclable - turn them inside out so recycling collector can see they are clean. If part of box is contaminated, tear off clean part for recycling and trash the dirty part.

Please take the time to break down your corrugated cardboard boxes and bundle it. Cardboard rules have been relaxed - you now need only cut it to 3'x3' and bundle (no taller than 1') for the curbside recycling.



If you have a lot of cardboard, break down your boxes and *flatten* and bring them to the cardboard dumpsters (they are marked "Cardboard") in the parking lot behind the Town Offices, 50 Billerica Road. We now have two dumpsters designated for cardboard to keep up with the demand for an easy way to recycle it. But remember, the cardboard placed in the Town's cardboard dumpsters **MUST BE FLATTENED**. No whole boxes, and do not put cardboard on the ground.

Thank you for recycling. You are saving resources for future generations, and precious municipal funds for this one!

Shredded Paper:

Shredded paper is recyclable - but do not use plastic bags. Putting paper in plastic bags causes our recycling loads to be rejected. Put shredded paper in [paper grocery bags](#) - you may staple the bags closed to keep the shredded paper inside or put your newspapers and other paper for recycling on top of the shredded paper in the paper bag to keep the shredded paper from blowing out.