

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).

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 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.



2007 REPAIR AND PAINT SCHEDULE

E1-E12 and D1-D34 are scheduled for major carpentry repairs prior to the commencement of painting this year. Residents of these homes may plan on using the deck areas without disturbance. After carpentry has been completed, painting will occur later on in the year. Notification prior to painting commencing 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.

**SPRING REMINDERS**

- One hanging plant may be displayed from the underside of an owner's deck or from a soffitt overhang above your front door - 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. Clothes lines and drying racks are not permitted as well.

**CLUBHOUSE RENTAL POLICY**

Our beautiful Scotty Hollow Clubhouse is available for residents to hold private functions. There is a fully applianced kitchen, living room, two bathrooms, and over-sized dining area. It is much less expensive than renting a hall, and it couldn't be more convenient. There are forms available at the management office to reserve the facility (these forms are also available online at scottyhollowcondos.com). 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.**

**LIGHTS OUT?**

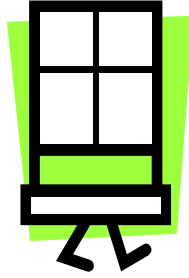
If you see a lantern or street light out, please notify the management office at 978-683-4101. There is a 24 hour voice mail and answering service so you may leave the information at any hour of the day or night. Please be sure to state if the light is in the front or rear and if it a lantern or street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



If your light is out, Chelmsford Hardware in Vinal Square has them in stock. Bring your bulb to the store to obtain the correct match.

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.

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.



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.

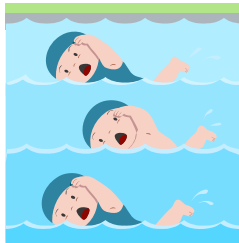
POOL OPENING

The swimming pool is in the process of preparation for the upcoming opening. The pool should be open for Memorial Day weekend.

Lifeguards will be on-hand again this season.

Enclosed, **residents** will find two new pool passes for your unit. Please discard all passes from previous years, as they are no longer valid. Please write your unit number on your pool passes and sign them as well. Each pool pass permits two individuals only.

Attached you will find the Scotty Hollow Rules and Regulations for the swimming pool area.



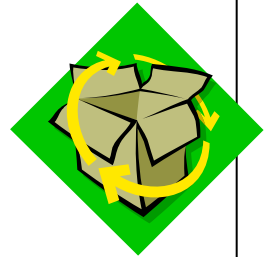
MAIL HUT POSTINGS

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.



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/recycle-residential.cfm>

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.