

# Scotty Hollow Lantern

## POOL OPENING!!!

Summer is upon us and with it comes the opening of the pool. The pool is scheduled for opening on Saturday, May 28, 2005. Pool hours are from 9:00 a.m. until 7:00 p.m.

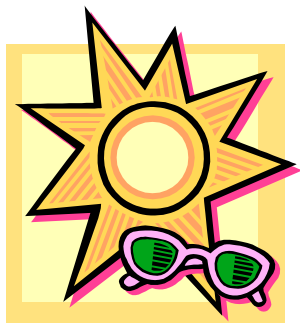


Enclosed with this newsletter, **residents** will find two new pool passes for your unit. Please discard all passes from previous years, as they are no longer valid. Please write your unit number on your passes and sign them as well. Each pass permits two individuals only.

Scotty Hollow will not have lifeguards attending to the pool area. However, pool monitors will be supervising the pool area from time to time. Residents will still be required to have their pool pass present when utilizing the pool area. Also, residents must always accompany their guests.

The last page of this newsletter contains the Scotty Hollow Rules and Regulations for the swimming pool area. Please keep these rules available for your referral. The swimming pool area is for everyone's enjoyment.

Thank you and have a nice summer!



## POOL OPENING AND LOCK UP

One of our residents will be opening and locking up the pool area days and evenings. Please leave the pool area at closing time when the person stops by to lock up.



## BUILDING PREPARATION UPDATE

This year, Units C1-C40 will be prepared for and painted. Carpentry repairs will begin in mid-summer.



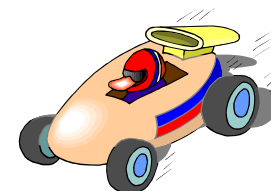
## IRRIGATION SYSTEM

The sprinkler system draws water from our wells to avoid municipal water and sewer charges (as well as watering ban restrictions). If you notice problems with the sprinkler heads such as spraying buildings, shooting water straight up or not turning properly, please contact Property Management of Andover at (978) 683-4101 with a description of the problem's location and malfunction.



## 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.





**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.

**LIGHTS OUT?**

If you notice a lamppost light out on our property, please call the staff at Property Management of Andover (978-683-4101) to have the bulb changed. Please be descriptive as to the location of the light (front, rear, side, etc.).

**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. 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.**

**PET REGISTRATION**

Pet ownership is a privilege that is given to homeowners via the condominium documents.



**All pets (dogs and cats) must be pre-approved by the Board of Trustees prior to their living at Scotty Hollow.** Cats are not permitted to roam freely within the community.

**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.

Failure to abide by the pet ownership rules, especially the roaming cat or dog and clean up rules, may result in the loss of pet privileges.

**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.

**CONDOMINIUM FEES**

Condominium fees should be made payable to Scotty Hollow Condominiums (not Property Management of Andover). **Please be advised that there is a \$35.00 charge for any payment not honored by your bank** (i.e. returned for insufficient funds).



### **IMPORTANT DOOR AND 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.

### **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.

### **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.



**Please note that all special assessments must be paid in full prior to the issuance of the 6D Certificate.**

Lastly, there is a \$50.00 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.).

### **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 Lisa Sousa at extension 226. 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](http://www.fredcchurch.com).** Follow these prompts: *Personal Insurance, Fred C. Church Programs, Condominium Associations and 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.

### **PARKING**

When parking in front of your building during the day, please park in front of your home. Leave the roadway in front of your neighbor's home for their personal day



time use. Your neighbors will appreciate this  
courtesy.