

# May 2014 Newsletter

## OFFICE CLOSED

Monday, May 26 - Memorial Day

**Next Board Meeting**  
**May 29, 7 pm**



### Site Staff

*Property Manager* – Reed Rappoli  
*Office Assistant* – Christine Barrington  
*Foreman* – James Falzone  
*Maintenance* – Santos Pineda  
*Maintenance* – Salvador Cornejo

### Management Company

*Crowninshield Management Corp.*  
*Chris McCarthy, Regional Manager*  
*18 Crowninshield Street*  
*Peabody, MA 02169*  
*(978) 532-4800*  
[northgategardens@crowninshield.com](mailto:northgategardens@crowninshield.com)

### Trustees

*Chairman* – Tony DiMasi  
*Vice Chairman* – Karen Toney  
*Trustee* – Dan Romard  
*Trustee* – Michael Kaye  
*Trustee* – Matt Pitney  
*Trustee* – Kevin Russo  
*Trustee* – John Vrahliotis

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### Board Positions

All incumbent board members from this year's election were reappointed to their positions.

### New Board Member

John Vrahliotis was appointed to fill Fred Chamberlain's position. Fred has resigned from the Board due to health concerns. We greatly appreciate his years of service to the Northgate community.

### Pool Opening

Our pool is scheduled to open Memorial Day weekend, weather permitting. The pool will be open daily from 10 am until 8 pm.

### Pool Passes and Guests

Please be sure to check the expiration date of your pool passes. Christine Barrington would be happy to help you if you need a new pool pass or if you would like to pick up your guest passes. Guest passes are available in the Office only.

*If your unit has been issued 1 adult pass, you are eligible to receive 1 guest pass. If your unit has been issued 2 adult passes, you are not eligible for any guest passes.*

If you don't have a guest pass, the fee is \$5.00 per person per day.

Residents are permitted to have 3 guests on weekdays, 2 guests on the weekends. Prepaid guest passes are available in the Office. We offer 6 visits for \$25.

### Lighting Fixtures

Please note that Conservation Services Group, Inc. will be onsite to replace light fixtures at the entrance hallways and the exterior flood lights with energy efficient LED lights. The Board is pleased to announce this step to continue our pursuit of energy conservation. We expect to recover the installation cost of the new LED lights within two years due to the savings on our electric bills.

### Drainage

During the April meeting, a unit owner requested to remediate a drainage issue at the front walkway of the entrance to 12 Jacqueline. The Board will review proposals for this project during the May meeting.

### Water Efficiency

Silva Plumbing has started the installation of deduct meters at 10 buildings. The deduct meters measure the amount of water that is used for landscaping purposes. This way, we are not charged sewer expenses for water that is not returned to the city. Last year, we installed 10 meters as well and recovered 65% of the installation cost through savings on the Water and Sewer Expense of our budget. When this round of installations is complete, all buildings at Northgate will be equipped with deduct meters.

### Surveillance

The Board is pleased to announce that we will continue to add surveillance cameras throughout the property in order to supplement our existing system. Our goal is to employ an efficient use of cameras in order to protect the safety of residents and guests. If you are concerned about illegal activity in your area, please let the office know and we will look into further installations of cameras.

### Hill Stabilization

On May 29, Vanaria Landscaping will be digging some test pits behind building 62-64 Jacqueline to determine the exact placement of a retaining wall that is recommended by Coweset Engineering. The wall is necessary to prevent further erosion of the soil at the edge of the hill behind the building. We will continue to update residents as to our progress with this project.

