

## MAY 2018 Newsletter

Next Meeting Date....

MAY 17, 2018

6:30 @ Northgate Gardens  
Office



### **Site Staff**

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

### **Management Company**

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

*Chairman* – Kevin Russo  
*Vice Chairman* – Michael Kaye  
*Financial Officer* – John Vrahliotis  
*Trustee* – Tony DiMasi  
*Trustee* – Karen Toney  
*Trustee* – Gary Morgan  
*Trustee* – Dan Romard

### **In this issue...**

Pg. 1

- **Northgate Gardens 2018 Annual Meeting**
- **Smoking Amendment**
- **Resident Pool Passes**
- **Northgate Gardens Parking Policy**

Pg. 2

- **Solicitors**
- **Feeding Wildlife**
- **In Unit Maintenance Work**
- **Important Phone Numbers**
- **Automatic Laundry**

### **Northgate Gardens 2018 Annual Meeting**

Thank you to all owners who attended and participated at our 2018 Annual Meeting. We appreciate all your comments and feedback on the topics discussed during the meeting including goals for 2018 which included:

- Roof Replacement
- Continue Boiler Replacements
- Expanding Surveillance Cameras throughout property
- Tree Trimming
- Mailbox Replacement
- Carpeting and Wallpaper
- Additional Landscaping
- Balcony Repairs

We look forward working together as a community to keep Northgate Gardens a pleasant place to live.

### **Northgate Gardens Parking Policy**

If you are new to Northgate or an existing resident please keep in mind no more than (2) parking spaces will be made available to one unit. Also; all visitors must park in visitor parking to avoid being towed off property. It is the residents responsibility to direct their visitors to the visitor parking areas.

### **Smoking Amendment**

Members of the Board and unit owners alike are in support to amend the current bylaws by adding Northgate Gardens to become a smoke free complex. During the recent annual meeting, information packets on the topic of second hand smoke and the effects it can cause were distributed to owners who attended the meeting. Included in the packet owners were provided voting Ballots to cast a vote and return to the Crowninshield Office. These packets have also been mailed out to owners who were not able to attend the meeting. If you have not received this information, please stop by the main office and we will be happy to provide a packet for you.

### **Resident Pool Passes**

This is a reminder for all residents to check the expiration dates on your pool pass, and for all new residents to come into the office to receive their 2018 pool pass. Minor pool passes (under age 16) must be updated every year. Guest passes are only issued to no more than one person occupying a unit and all others must have guests pay \$5.00 per guest at the pool. **The pool is scheduled to open Saturday, May 26<sup>th</sup> (pending weather conditions) for the Memorial Day Holiday Weekend.**



### **Solicitors**

The office has recently received many calls from residents that solicitors are gaining access into buildings and attempting to convince residents they work for Eversource. Please be aware these solicitors do not work for Eversource and have no right to ask residents to see electric bills. These companies are 3<sup>rd</sup> party energy suppliers who send crews out and solicit their service to unsuspecting people. Please contact Eversource at 1-800-592-2000 for further information. You can also contact the Waltham Police Dept. at the non-emergency phone number 781-314-3600 to report solicitation on private property.

### **Feeding Wildlife**

As the warm weather approaches we notice more animals coming out of their winter hibernation and some folks are tempted to provide food for many of the birds and other wilderness animals. We ask for residents not to provide food for any birds or animals, they are capable of fending for themselves. Providing food will also attract other undesirable animals such as rodents, which the City of Waltham is currently dealing with a significant issue. We appreciate everyone's cooperation.

### **Important Phone Numbers**

Northgate Office:  
(781)-894-8322

Crowninshield Management:  
(978)-532-4800

After-Hours Emergency:  
(781)894-5583

Waltham Police  
Non-Emergency:  
(781)-314-3600

Ramsays Towing:  
(781)-899-1915

### **In Unit Maintenance Work**

For your convenience Northgate Gardens offers residents the option to use on-site maintenance for any small repairs that may be needed.

**Please see the pricing list below:**

**Auger Toilet – \$60.00**

**Drain Snake - \$100.00**

**Emergency Call (AFTER HOURS) –  
\$100.00**

**Faucet Repair Kit (KITCHEN OR BATH) - \$60.00**

**Garbage Disposal - \$200.00**

**Labor Rate – (PER HOUR) - \$50.00**

**Leak Inspection - \$80.00**

**Lock out (CASH ONLY PAID ON-CALL) - \$50.00**

**Mailbox Lock - \$50.00**

**Single Lever Sink Faucet (BATH OR KITCHEN) -  
\$200.00**

**Single Lever (KITCHEN) Faucet W/SPRAYER -  
\$250.00**

**Thermostat (DIGITAL) - \$125.00**

**Toilet Fluid Master & Flush Valve – \$120.00**

**Toilet Fluid Master and Fill Valve - \$75.00**

**Issues with a  
washer or dryer....  
Please call AUTOMATIC LAUNDRY  
(617) 969-4340**