

Country Estates February 2020 Newsletter

Box 459 Townsend MA 01469

978.502.6800

countryestatestownsend@yahoo.com

Country Estates Condos has gone smoke-free. Smoking of any substance will be prohibited inside units and on the grounds. This should end complaints about smoke smell and butts on the ground.

Cars parked in the resident parking lots are required to have a MA plate, a valid inspection sticker, and a current CE resident sticker. Any vehicle parked on CE property for 14 days is not considered a visitor and must apply for parking sticker.

Please be careful when parking your vehicle so it is not too close to another vehicle, and there is space to fully open the door.

DO NOT THROW WIPES IN THE TOILETS – it clogs the pipes. Please use drain guards for all your plumbing. Six units in building #1 experienced backed up drains recently. The plumber found wet wipes, food, and grease in the main drain. **DO NOT PUT ANY OF THESE IN THE DRAINS OR TOILETS!**

All visitors must park in visitor lot and in lane north of mail hut.

Do not leave junk mail in the hut. Put in the dumpster or recycling bin. Dumpsters are for household trash only. Do not leave furniture or other items there.

If you are a tenant living at Country Estates, call your landlord or agent about any issues. If you are a unit owner then contact the Association through our email: countryestatestownsend@yahoo.com or call the CE phone at 978.502.6800

In the case of a water leak, call unit owner and/or a plumber. Though the Association tries to answer calls/emails in timely manner, these are not monitored 24 hours.

All residents should be familiar with the rule book. Ignorance of the rules is not a valid excuse for breaking them.

All owners must notify the association within one week whenever a new tenant moves in or an existing one leaves, and provide contact info for the new tenant.

Please exam quarters before using them in machines to ensure they are not Canadian coins that jam the machines. \$100 fine for violators to pay for the repair.

Condo fees are due by the 7th (not postmarked the 7th). \$25 late fee after 7th. Tenants who pay rent on the 1st should take care to pay before the 7th of each month.

Next meeting February 26, 2020 at Townsend Center Realty at 7pm

All owners should have homeowners insurance to cover \$10,000 deductible.