

# Country Estates Mid-July Newsletter

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We are a non-smoking "fresh air" complex. \$250.00 fine for any type common area smoking.

All three buildings have new LED lightening in all their hallways.

All three laundry rooms have a fresh coat of paint ceilings and walls (some wall boards with mold were replaced in building two), all the appliances & vents received maintenance & all now have epoxy floors. Do not use Canadian coins in the laundry machines. Please use liquid detergent since it is easier on our septic systems. Please clean the lint filters after each use, pickup your dryer sheets from the floor, there is a trash can in each laundry room for your use. If you spill your detergent on the machines, please wipe it up. This is just being courteous to your neighbors and the next person who uses the machines

The pool has required a great deal of time and effort to prepare for a passing inspection. There were delays in determining the source of the leaks and receiving parts. Chemicals are in balance and hopefully the pool will open next week

It is summer and when not raining, kids like to play outside, please supervise all children under 12.

The Landscapers have done a wonderful job in beautifying our front and back entries to the buildings. Bushes and plantings have been removed from 1 side of each of the buildings to help maintain and preserve the mortar. The lawn area has been extended.

No personal items may be left on the lawn. Balls, bikes, toys being picked up are not the job the Landscapers. Please make sure that those items are stored in the bike racks provided or your unit but not on the common area lawn.

As in the past, the board has voted to obtain a dumpster and clean out shed, back rooms and any items that have not been tagged with owner's names (bikes and grills). Stay tune for the clean out date.

Vehicles with out of date rejection stickers, per rules handbook are not allowed on the complex and will be towed at the owner's expense.

Residents are required to have Mass. License plates on their cars. State law requires motorists to register their cars within 30 days of moving to MA or obtaining a car here. If your car has out of state plates, you may receive a resident parking sticker if your vehicle has auto insurance that meets MA standards.

**DO NOT THROW WIPES IN THE TOILETS** – it clogs the pipes and are still being found when the tanks are pumped. This is found to be a problem now in all three buildings when the filters are cleaned. We have been doing that more frequently as the wipe "issue" persists even as the last cleaning of filters.

Anyone tampering with smoke alarms and video cameras will be prosecuted to the full extent of the law and can be evicted. These devices are installed for resident safety.

Take note of whom to contact when you have a problem or complaint. If you are a tenant living at Country Estates, call your landlord about the issue. If you are a unit Owner then contact the Association through our email: [countryestatestownsend@yahoo.com](mailto:countryestatestownsend@yahoo.com) or call the CE phone at 978.502.6800 [Countryestatescondos.com](http://Countryestatescondos.com) We are trying to reduce paper waste, and by "going green" and getting info by email, you can help accomplish this