



Country Estates  
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## Pool Opening

We are booked to open the pool on May 16<sup>th</sup>, cleanup on the 23<sup>rd</sup> and hopefully chemical balance for a Memorial Day Open to Residents. Thank you to Mike Parretti, our CPO for handling all the details.

## Nonsmoking/Vaping Policy

Country Estates is a smoke-free community. We would like to thank all our Residents for supporting this policy. Any Resident who is found to be in violation of the Smoking Policy will be fined \$250.00.

## Laundry Rooms

Please pick up your clothes as soon as they dry and please pick up dryer sheets and lint left on the floors.

## Resident Parking

All vehicles belonging to the resident must display a Country Estates parking sticker on the passenger side lower rear window. All cars parked in the resident parking lot are required to have a MA plate, a valid inspection sticker, and a current CE resident sticker. Only those residents whose names appear on their lease/SALE agreement to rent/purchase shall receive a parking sticker. Need a parking sticker? Please contact us at [CountryEstatesTownsend@yahoo.com](mailto:CountryEstatesTownsend@yahoo.com)

## April & May 2022 Newsletter

### Move in-out

Owners and tenants moving in and out of a building should do so during daylight hours thru the rear of the building only. Do not drive on the grass or walkways when loading or unloading your vehicle. If you need to prop open entry doors, prop them open from the side away from the hinges. Items stuck in door hinges can cause significant damage to the door and create a serious security risk. Doors propped open must be attended. Please notify the trustees via the Country Estates phone number or email if you are vacating your unit or moving in so we can update our files. When moving in, be sure to let us know your phone number, so that you can be coded to the security door system. Owners who do not adhere to their obligations under Chapter 183-A immediately after giving keys to new tenants will be fined. The association, by law, needs to know who occupies every unit. We appreciate your cooperation!

### Mail

A few things to remember when mail ordering and retrieving packages:

- Always include your apartment number in your mailing address.
- Pick up your packages promptly. Packages remaining in entryways for more than 24 hrs. will be removed, as they can obstruct entryways.
- Country Estates only allow for the delivery of packages for property owners, leaseholders, and authorized occupants.

### Recycling/Trash

The Trash and Recycling bins are for the use of RESIDENTS ONLY. There is one rubbish container located on the property.  
RECYCLE DUMPSTER is for PAPER AND CARDBOARD ONLY. Cardboard boxes must be broken down. No packing materials like Styrofoam, plastic, or foil are allowed in the recycling container.  
TRASH DUMPSTER is for TRASH ONLY. DO NOT place any type of furniture no matter how small or large. Please read the sign on the dumpster.  
Please do not leave trash on the grounds, outside of the container, in the laundry rooms, hallways, mail hut, or in any other common area.  
Rubbish is picked up twice a week (Monday and Friday early mornings). All rubbish should be secured tightly in plastic bags and disposed of properly in the available containers.



## Reminders:

### Septic systems and Pipe issues:

**Septic Systems and pipe issues:** Please do not put anything down your toilets that does not "come out of you". Toilet paper is the only other thing allowed. Please do not throw wipes, pens, pencils, toys, straws, grease, forks, spoon all items found when the tanks are pumped, and clog our filters.

Each building at Country Estates is serviced by a private sewerage system. This means that extra care needs to be taken regarding what you dispose of down your sinks and toilets. Please take the following into consideration when living here:

- Use only liquid detergents for the dishwasher as well as laundry. Use as directed.
- Using more is not good for the operation of the machines in washing or drying and may cause odors.
- Do not pour grease down your sinks or toilet. This will clog drains.
- Do not throw baby or adult wipes, paper towels, tampons, sanitary pads, diapers, adult sanitary pads or similar products down your toilet as they can clog the pipes.
- Even items marked "septic safe" can damage the pipes and should not be flushed.

### Condo Fees:

**Condo Fees** are due on the first of each month. You may pay early, however; any condo fees received after noontime on the 7<sup>th</sup> will be invoiced \$25.00 to the owner.

There are several steps involved in collecting, entering, recording, and deposits of condo fees and other receivables. In order to keep funding our accounts, we make deposits in a timely manner.

### Parking Reminder:

All residents need to have a resident parking sticker and need to park in resident parking. The board is working hard to obtain permits needed to repave and expand the lots. The spaces north of the mail hut will no longer exist (they were made up to fill a need along with the handicap parking). GUEST parking will be, as always, in front of building one. The original recorded plan must be adhered to. The board will work to gain approval for additional legal parking spaces. Please adhere to the rules and regulations as we move through this process. Any resident who has lived at Country Estates for more than 30 days and has not produced an insurance certificate that meets MA standards will be towed as of May 1, 2022, at the owner's expense.

**Your Cooperation is Greatly Appreciated!**

