



**Country Estates  
Box 459 Townsend MA 01469  
Contact the office.**

**Telephone  
(978) 502-6800**

**Email:**

**[CountryEstatesTownsend@yahoo.com](mailto:CountryEstatesTownsend@yahoo.com)**

### **Important Pool Update:**

This is Michael Parretti the CPO for the pool. I have been hard at work trying to get the pool open for Memorial Day weekend. I started opening it 3 weeks ago and I am sorry to inform you that the pool has had several major issues that will cause a longer delay in the opening. We are looking tentatively mid-July. Unfortunately, due to covid and staffing shortages it is difficult getting someone to do the work. We have hired a professional company to replace the tile work as we had tiles fall off during the winter



**Country Estates is a smoke-free community. We would like to thank all our Residents for supporting this policy. Smoking/Vaping is Prohibited in any common areas of the complex.**

**Anyone who is found**

**to be in violation of the Smoking Policy will be fined \$250.00. The smell of weed can be toxic to those with allergies. If you indulge as an owner or resident w/permission from your owner, we ask that you keep the odors within the walls of your unit.**

### **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? Call the CE #**

## **June and July 2022 Newsletter**

### **Laundry Rooms**

- Washers and Dryers are set to on timers to turn on at 8:00 AM and turn off at 10:00 PM. As a courtesy to neighboring walls.
- Do Not use Canadian quarters it locks the mechanism of the machines.
- Please be courteous to others by picking up your clothes as soon as they dry. Do not leave clothes abandoned. As they will be removed.
- Keep the laundry facility neat and tidy for others. Please wipe the machines, remove dryer lint, pick up sheets and lint left on the floors.
- Please only use liquid detergents in the washing machines. Use detergent as directed, using more is not good for the operation of the machines in washing or drying and may cause odors.

### **Packages**

**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 allows for the delivery of packages for property owners, leaseholders, and authorized occupants only.

### **Trash and Recycle Dumpsters**

**The Trash and Recycling bins are for the use of RESIDENTS ONLY. There is one rubbish /trash 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.**

**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. Fines are imposed.**

## Keep Our Living Area Clean

Please do not leave trash on the grounds, outside of the container, in the laundry rooms, hallways, mail hut, or in any other common areas.

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.

## Storage Facility/ Windows

All storage units need to be arranged in an organized fashion. Storage units must have working locks and cannot be overcrowded. Any storage units found in disarray will need to be emptied out completely, cleaned and organized.

If you have breathing/health issues that require the fan RX required with board approval.

Window air-conditioner/ fans are not allowed. All windows must be covered with standard white/off white curtains, drapes or vertical/horizontal blinds that face the outside.

## Moving In/Out

Owners and tenants moving in and out of a building should do so during daylight hours through 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.

## 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 a \$25.00 late fee.

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.

**Noise Complaints: Its summer, windows are open, keep your music levels down. If you have a Noise level complaint, please call the Non-Emergency Police Dept. at 978-597-6214**