

CRYSTAL SPRINGS CONDOMINIUM NEWSBRIEF

- JANUARY 2004 -

MESSAGE FROM MANAGEMENT

ACMC and the Trustees would like to take this opportunity to wish all the residents of Crystal Springs Condominium a Safe, Happy, and Prosperous New Year.

Please remember that your **pets** must be registered with the management company. You may contact ACMC at 508-543-2252 to obtain a registration form.



Special Assessment – as a result of residents (no one knows who), leaving appliances, furniture and bikes at the dumpster area, the Condo Association has contacted BFI to remove these items. As there is an additional charge to have these items picked up, the cost will be assessed to each of the 41 units when the invoice is received. You may either bring your items to the transfer station on Maple Street, or contact ACMC so arrangements can be made with BFI for these items to be picked up (the cost will be charged backed to your unit). The cost of disposal will be charged back to the unit. Should anyone see residents placing trash outside the dumpster, please contact ACMC so the cost will be charged back to the correct unit vs. assessing all owners for someone's lack of consideration.

DUMPSTER

The dumpster area is being relocated to the top of the hill on the right hand side as you turn the corner. It is being located there due to safety concerns and to help control appliances, furniture and bikes from being left there. The dumpster will now be in view of residents which will allow users to be observed.

HELPFUL TIPS:

- Please breakdown all cardboard boxes prior to placing them in the dumpster.
- Snow season is upon us, please relocate your vehicle when you see the plowing begin in your area, Thank You !!!!
- Pets – please keep your dog leashed at all times and remember to pick up after your pet.
- Holiday lights and decorations must be taken down by February 1, 2004.
- Exterior water spigots should be shut off from the inside of your unit to help prevent fro-

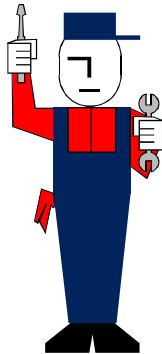
zen and burst pipes and hoses should be kept in a warm location to prevent cracking.

IMPORTANT NOTES:

1. If you need to replace your missing/broken grates, they may be purchased at Medway Lumber.
2. If you intend to be away from your home for an extended period of time, we recommend that your heat not be turned down below 55 degrees, as the water pipes may freeze and/or burst.
3. Also, if you intend to be away from your unit, we request that you leave a set of car keys with your neighbor in the event your vehicle needs to be moved to accommodate snow removal.

Yard Sale 2004

- **This Spring** a survey will be sent to all unit owners asking who would like to participate in a community yard sale. If we have enough interest, we will go forward with a Community Yard Sale. Stipulations will be put on the conditions.
- **Land Sale Moves Ahead** - The Builder is in negotiations with the Board. We anticipate a formal proposal will be given to the Board by the end of April 2004.
- **Snow Removal** - please remember that it is the unit owners' responsibility to shovel the walk and stairs to their unit and to keep it free of ice.



- **Christmas Trees** - Please place your Christmas tree in the woods at the end of the cul-de-sac. The trash removal company will not dispose of the trees. Should you need additional assistance, please contact ACMC.

Complaints

Any unit owner who observes residents or guests violating our Rules and Regulations is asked to please put their complaint in writing and forward it to the managing agent. Unit owners names will be kept confidential if at all possible. You may mail your complaint to ACMC directly or e-mail them at advanced@condomgt.com or you may e-mail the Trustees at trustees@cscondo.com.

Storage !!!!

Please do not store any combustibles near or around your furnace or hot water heater. i.e. paint cans, mattresses, and boxes. All combustibles should be at least 5 feet away from your furnace. Storing items too close could result in a fire.

Window Replacements !!!!

The Board is reviewing replacement window options. If you wish to replace your windows you **MUST** contact ACMC. They will inform you of what windows have been approved.

2004 BUDGET !!!!

The 2004 - 2005 Budget has been reviewed and approved by the Board. We would like to advise the Unit Owners of Crystal Spring Condominium that there **will not** be a fee increase for next year. However, in the event the Land Sale is not approved, the Board will revisit the financial needs of the property which may include a monthly fee increase and/or a special assessment.

AIR FILTERS / DRYER VENTS

- **Cleaning or replacing the filters in your heating or air conditioning unit will also increase the efficiency and lower the operating cost. Filters can be purchased at most local hardware stores.**
- **As a safety reminder, Residents should check their dryer vents for lint. Lint will build up over a period of time inside the vent line. If the line is not cleaned periodically, it could cause a fire. Please have your unit cleaned/checked soon!!!!**

Rules Review

We would like to remind unit owners on the following major concerns at our property:

- ☞ **Parking** will be strictly enforced. Do not park in front of hydrants, dumpsters or along the center island. Do not park any vehicles side ways (Taking up two spaces). Please notify your guests. All illegally parked cars will be towed. Your car will not be released until you pay the towing company to release your car.
- ☞ **Crystal Springs is not an ashtray** – If you smoke, please do not discard them on the grounds. Please pick them up.
- ☞ **Speeding** – Please be cautious driving within Crystal Springs especially with winter upon us and the potential of snow and ice causing driving concerns. Please slow down. Under normal conditions, the speed limit in the community is 15MPH.
- ☞ **Toys** – Please do not leave toys, bikes etc. on the lawns, walks, parking areas, decks or porches. They need to be put away when not being used. Deck and porches are not storage areas.

SAND BARRELS

Please be advised that the snow removal company has placed several sand barrels throughout the property. Please feel free to use the sand at any time.

ANNUAL MEETING

Our Annual Meeting will be held January 20, 2004. Hope to see you there at the Town Library. At 6:30 PM.

GENERAL

Please be considerate, this is our community and we must work together to maintain the charm and appeal of Crystal Springs.